



42 Holme Drive, Scunthorpe, DN15 9DA

£217,000

Located in the popular village of Burton upon Stather this two bedroom detached bungalow that is on a really great size plot and has vacant possession and no chain.

As you enter the property, you have an entrance hall, two double bedrooms, a modern shower room, lounge and separate kitchen area. A really great property if you're looking to downsize and it has the potential to put your own stamp on it if you wish.

Outside there is a wrap around garden with turf and separate private patio area for seating. There are also a driveway and detached garage. Available for viewings now please call the office to book your appointment!

Entrance

Lounge 16'10" x 12'0" (5.15m x 3.66m)



Shower room 7'3" x 5'3" (2.23m x 1.62m)



Garage 18'2" x 8'7" (5.56m x 2.62m)

Outside

Kitchen 13'2" x 7'10" (4.02m x 2.39m)



Bedroom one 15'8" x 10'7" (4.78m x 3.23m)

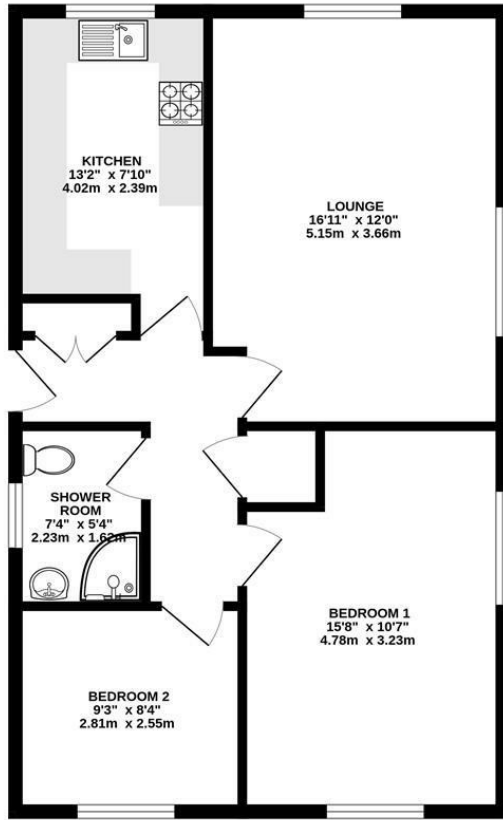


Bedroom two 9'2" x 8'4" (2.81m x 2.55m)

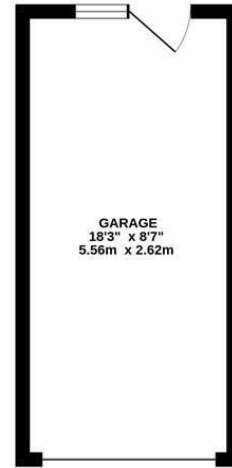


# Floor Plan

GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA - 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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