



EA
BEN
CADE



16 Welland Drive, Scunthorpe, DN15 9DR

£249,950

Really good value four bedroom detached home in a lovely village, in a quiet road position this is perfect for a family with good bedroom sizes and well proportioned living space. The combination boiler was installed in 2022 and throughout the house has been well maintained. Layout wise we have a hall, lounge open plan to the dining room, a kitchen with utility and w.c., (the layout would also lend itself to a knock through between the kitchen and dining room if you'd like an open plan kitchen), upstairs we four bedrooms, made up of three doubles and one single alongside a modern family bathroom. Outside we have a drive, garage and secure garden. If you would like to book or viewing or get more information, please get in touch.

Entrance Hall 13'10" x 6'5" (4.23 x 1.97)



Utility 10'11" x 8'11" (3.33 x 2.74)



Lounge 13'10" x 12'10" (4.24 x 3.93)



Dining Room 10'11" x 9'5" (3.33 x 2.88)



W.C.

First floor landing

Bedroom One 12'10" x 11'10" (3.93 x 3.63)



Kitchen 10'10" x 9'8" (3.32 x 2.97)



Bedroom Two 12'0" x 11'10" (3.67 x 3.63)



Bedroom Three 10'4" x 8'4" (3.16 x 2.55)



Bedroom Four 8'4" x 7'5" (2.56 x 2.28)

Family Bathroom



Outside



Garage 16'11" x 8'11" (5.18 x 2.74)

Floor Plan

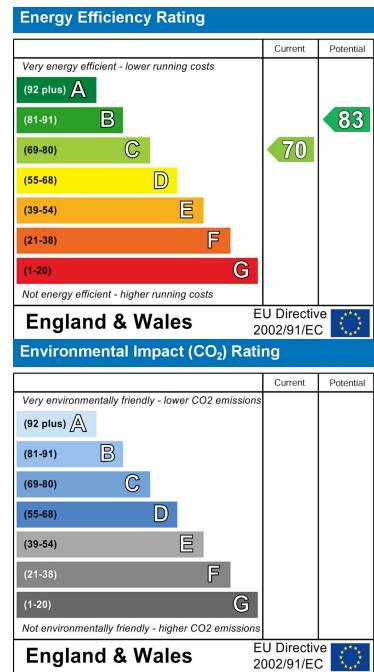


Area Map

Total area: approx. 124.8 sq. metres (1343.2 sq. feet)



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.