



60 Turnstone Drive, Scunthorpe, DN16 3GX

£140,000

Three bed end terrace house on the Lakeside development in Scunthorpe. Close to local amenities and motorway links this is a great family home or first time buy! Spread over three floors this property comprises of on the ground floor an entrance hall, open plan kitchen living area and a W.C. To the first floor there are two double bedrooms and a family bathroom. On the the second floor there is a great size master bedroom. Outside there is a low maintenance rear garden and off road parking to the front. Available for viewings now please call the office to book your appointment.

## Entrance

Living Kitchen 22'0" x 12'1" (6.73 x 3.70)



## Outside



## W.C.

## First floor landing

Bedroom two 12'1" x 7'9" (3.70 x 2.37)



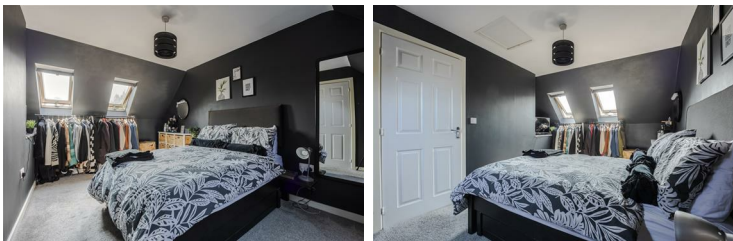
Bedroom three 12'1" x 8'5" (3.70 x 2.57)

Bathroom 5'10" x 5'6" (1.80 x 1.69)



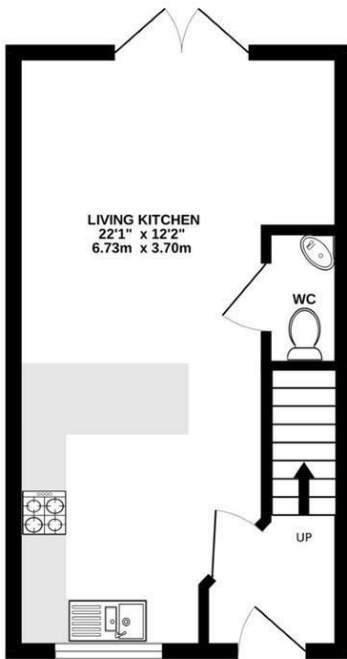
## Second floor landing

Bedroom one 16'0" x 9'0" (4.90 x 2.75)

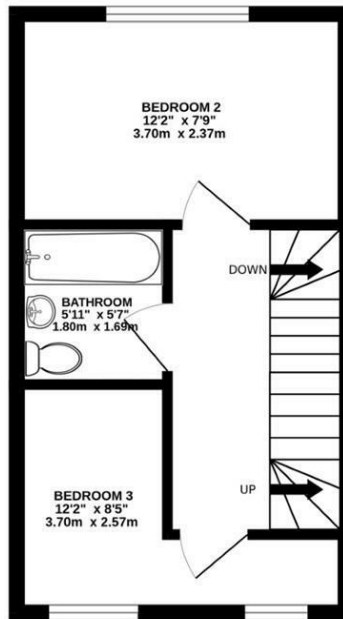


# Floor Plan

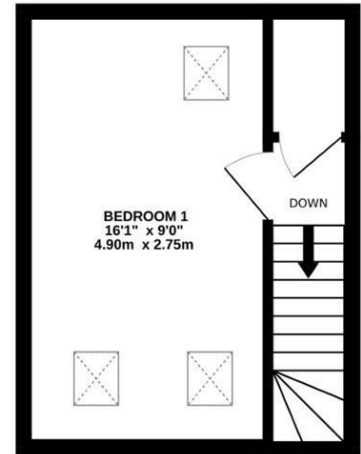
**GROUND FLOOR**  
268 sq.ft. (24.9 sq.m.) approx.



**1ST FLOOR**  
268 sq.ft. (24.9 sq.m.) approx.



**2ND FLOOR**  
195 sq.ft. (18.1 sq.m.) approx.

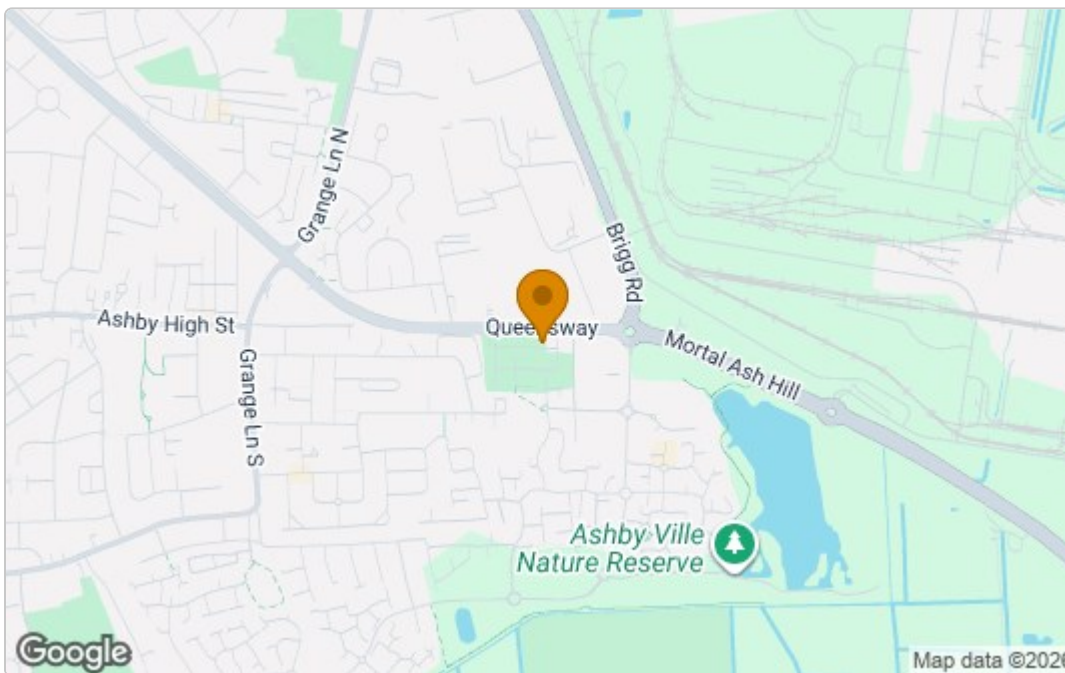


**TOTAL FLOOR AREA : 731 sq.ft. (67.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>80</b>	
(55-68) <b>D</b>			
(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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