



23 Merryweather Court, Scunthorpe, DN16 3TG

**£167,500**

In a quiet cul-de-sac in Bottesford is this two bedroom semi detached bungalow that has recently been updated throughout by the current owners.

The property consists of a modern kitchen, bathroom, a spacious lounge, two good size bedrooms and a conservatory off bedroom two. The property has been fully re-wired and also benefits from a complete new heating system and more! Ready to move straight into and offered with no onward chain in a popular area this is an ideal purchase for someone who is looking to downsize.

Please get in touch to book a viewing or for more info!

**Kitchen 12'5" x 8'0" (3.80 x 2.46)**



**Lounge 16'11" x 9'8" (5.17 x 2.97)**



**Bedroom one 11'10" x 9'8" (3.62 x 2.97)**



**Bedroom two 8'6" x 8'0" (2.60 x 2.46)**



**Conservatory 9'4" x 8'0" (2.85 x 2.46)**



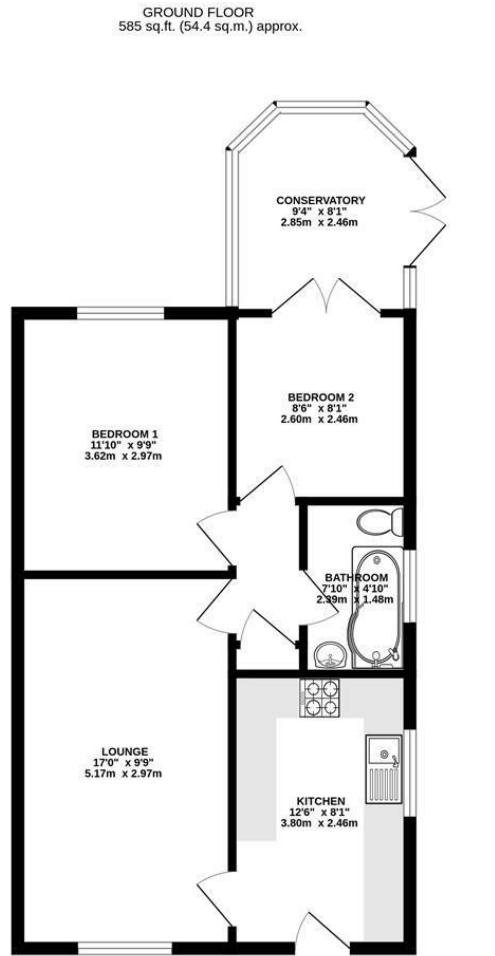
**Bathroom 7'10" x 4'10" (2.39 x 1.48)**



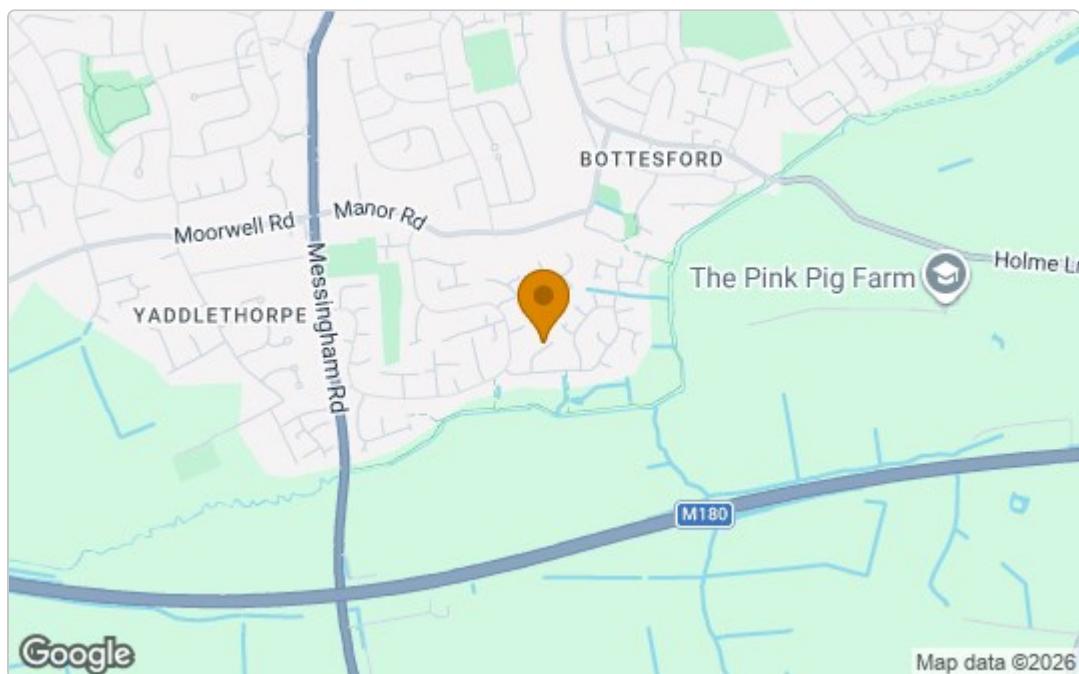
**Outside**



# Floor Plan



## Area Map



## Energy Efficiency Graph

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**England & Wales** 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

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