



55 Cornfield Way, Scunthorpe, DN15 9FG

£174,995

If you're buying on a modern estate, plot and position are one of the most important things in our opinion. This immaculate three bed, two bath, semi detached house is on a superb corner toward the back of the estate in a quieter spot and its a great first time or young family buy in our opinion.

Located on the Gleeson Meadowcroft development in Winterton. Built within the last couple of years this property is ready to move straight in to and comprises of downstairs an entrance, W.C, cozy lounge and kitchen diner with patio doors on to the rear garden. To the first floor you have three bedrooms, two of which are great doubles and a well proportioned single. The master also benefits from an en suite shower room and there is a further bathroom. Outside there is a secure rear garden, garage and off road parking.

Available to view now please call the office to book your appointment!

Entrance

W.C

Lounge 14'2" x 11'3" (4.34m x 3.43m)



Kitchen/Diner 14'2" x 9'6" (4.34m x 2.90m)



Landing

Bedroom one 14'6" x 8'1" (4.43m x 2.48m)



En Suite



Bedroom two 9'6" x 8'1" (2.90m x 2.48m)



Bedroom three 8'1" x 6'1" (2.48m x 1.86m)



Bathroom 6'1" x 5'11" (1.86m x 1.81m)

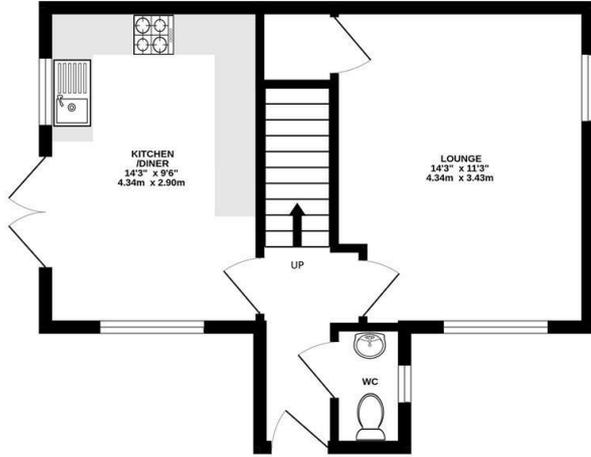


Outside

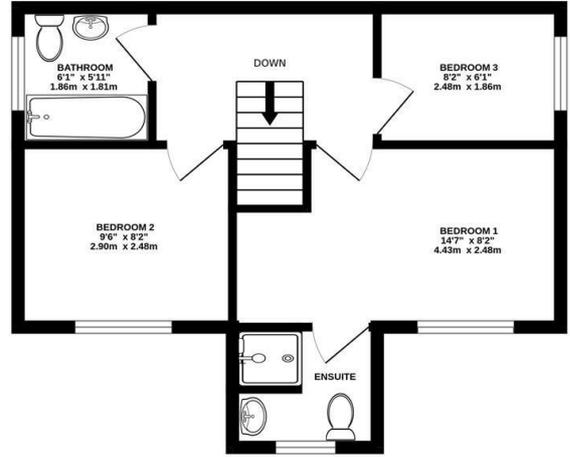


# Floor Plan

**GROUND FLOOR**  
377 sq.ft. (35.0 sq.m.) approx.



**1ST FLOOR**  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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) A			96
(81-91) B		83	
(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	

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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