



72 Ogilvy Drive, Scunthorpe, DN17 2PN

£199,950

A neutral well maintained three bed semi detached home located in the popular area of Bottesford and ready to move straight into, ideal for first time buyers or young families.

Downstairs the property has a spacious entrance hall, modern kitchen leading onto a separate utility room and a good size lounge diner with a cosy log burner. Upstairs there are two double bedrooms, a well proportioned single bedroom and a family bathroom. There is a detached garage with additional storage to the rear, a patio area and lawned garden. There is also parking to the front of the property for a couple of cars.

If you would like to book a viewing or for any more info, please get in touch!

Entrance hall

Lounge 15'1" x 12'4" (4.62 x 3.76)



Bedroom one 12'6" x 11'4" (3.83 x 3.46)



Bedroom two 12'1" x 11'4" (3.70 x 3.46)

Dining room 8'11" x 8'2" (2.73 x 2.50)



Kitchen 9'2" x 8'2" (2.81 x 2.50)



Bedroom three 9'1" x 6'9" (2.77 x 2.07)



Utility room 8'0" x 5'10" (2.44 x 1.78)



First floor landing

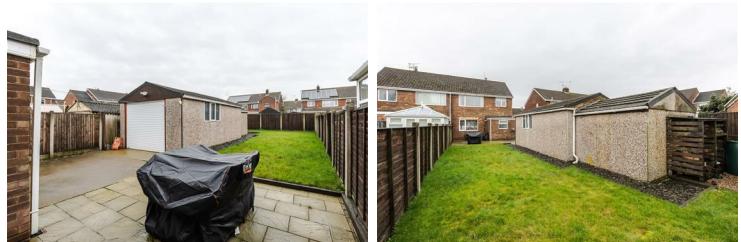
Bathroom 8'2" x 6'9" (2.50 x 2.07)



Garage 23'8" x 12'4" (7.23 x 3.78)

Storage 10'0" x 9'10" (3.06 x 3.02)

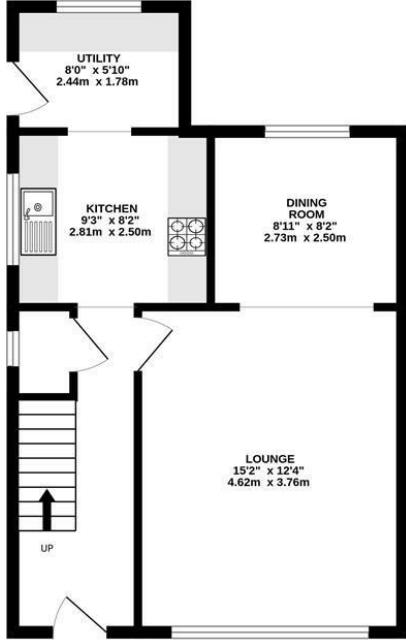
Outside



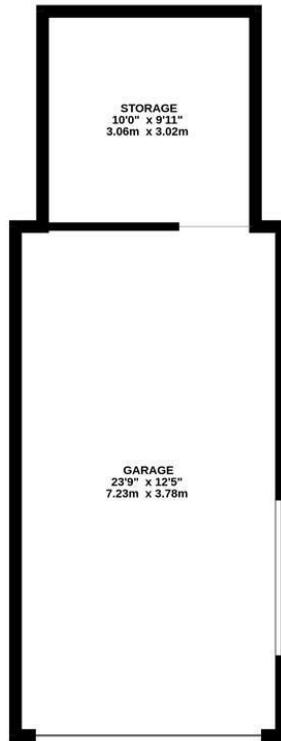
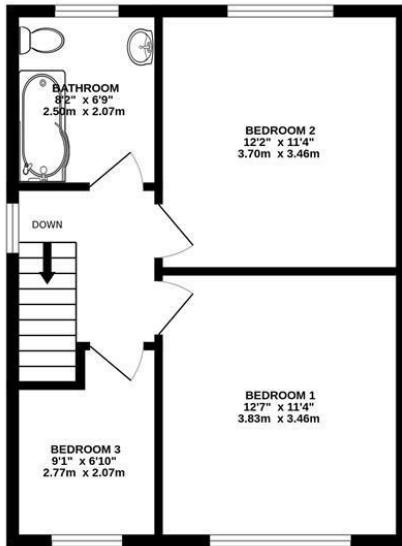
Floor Plan

OUT BUILDINGS
394 sq.ft. (36.6 sq.m.) approx.

GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



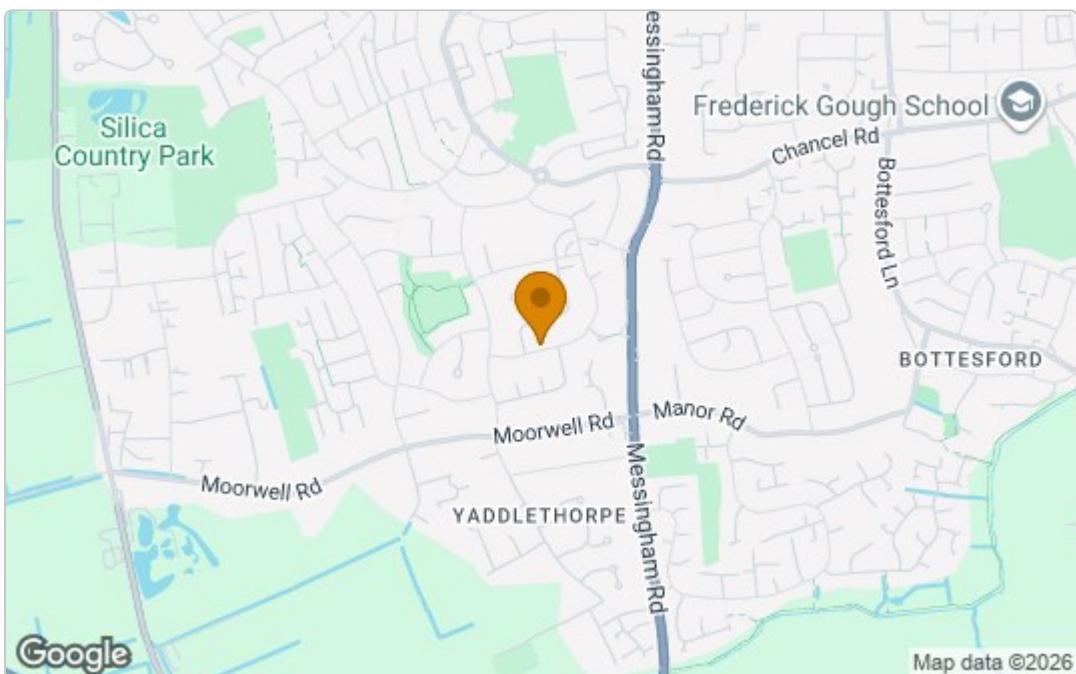
1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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