90 West Common Lane, Scunthorpe, DN17 1DU

£175,000

Well presented by the current owner this three bedroom semi detached home. Downstairs the property consists of a lounge, dining room, kitchen and conservatory across the back of the property that leads on to the garden. Upstairs there are two double bedrooms and a well proportioned single that is currently used as an office and a family bathroom. Outside there is a great size rear garden laid with turf and off road parking to the front. This one is a great first time buy or family home, available for viewings now please call the office to book your appointment.

Entrance hall

Lounge 12'8" x 12'3" (3.88 x 3.75)

Kitchen 10'9" x 7'4" (3.30 x 2.26)

Dining room 11'10" x 11'10" (3.63 x 3.63)

Conservatory 10'11" x 9'8" (3.33 x 2.95)
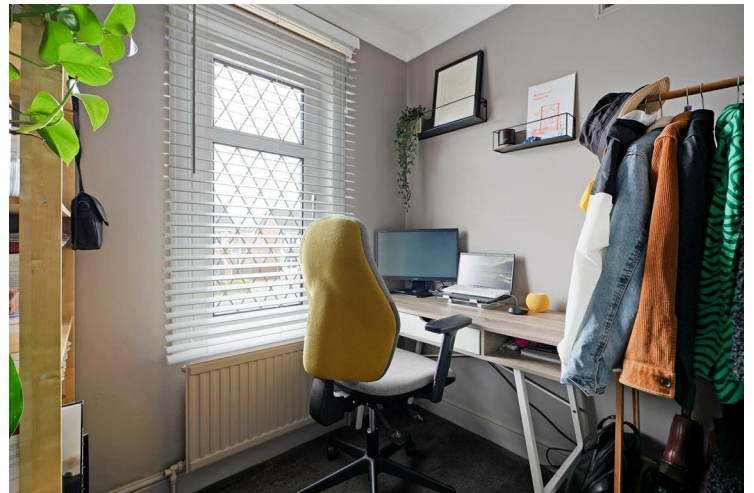

Landing

Bedroom one 12'4" x 10'4" (3.78 x 3.17)

Bedroom two 12'2" x 12'0" (3.71 x 3.66)

Bedroom three 6'11" x 6'7" (2.11 x 2.01)

Bathroom 7'2" x 6'10" (2.20 x 2.10)

Outside

Garage 18'4" x 9'8" (5.59 x 2.97)
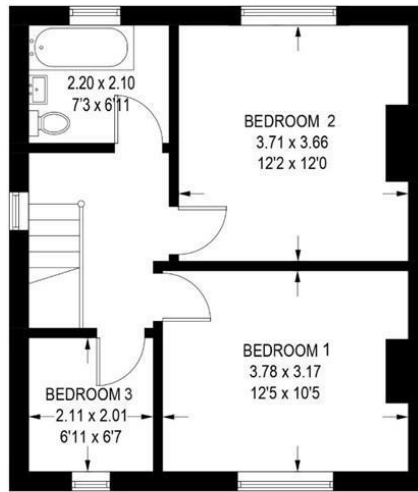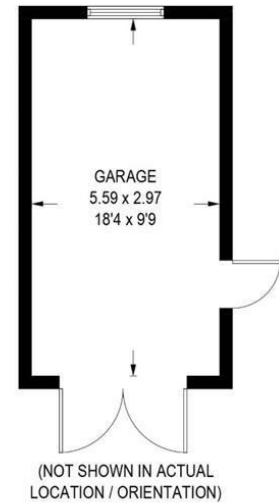
90 WEST COMMON LANE

APPROXIMATE GROSS INTERNAL AREA = 104.3 SQ M / 1123 SQ FT
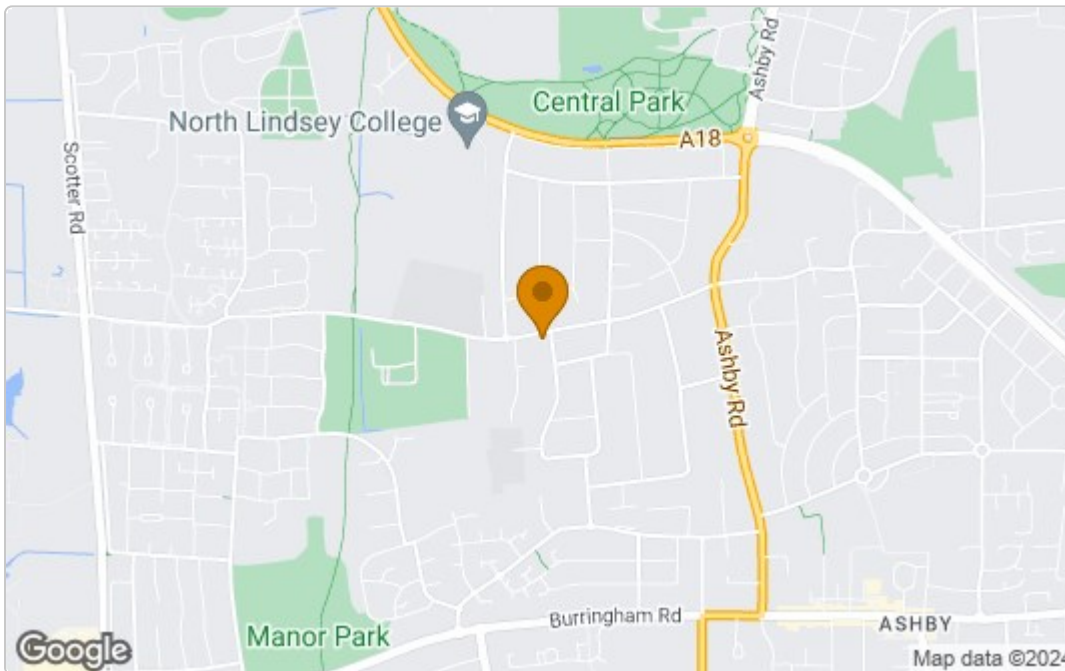GARAGE = 16.5 SQ M / 178 SQ FT
TOTAL = 120.8 SQ M / 1301 SQ FT

CONSERVATORY
3.33 x 2.95
10'11 x 9'8

KITCHEN
3.30 x 2.26
10'10 x 7'5

DINING ROOM
3.63 x 3.63
11'11 x 11'11

LOUNGE
3.88 x 3.75
12'9 x 12'4

UP

IN

2.20 x 2.10
7'3 x 6'11

BEDROOM 2
3.71 x 3.66
12'2 x 12'0

BEDROOM 3
2.11 x 2.01
6'11 x 6'7

BEDROOM 1
3.78 x 3.17
12'5 x 10'5

GARAGE
5.59 x 2.97
18'4 x 9'9

(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

GROUND FLOOR
675 SQ M / 62.7 SQ FT

FIRST FLOOR
448 SQ M / 41.6 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.

Google — Map data ©2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	54	
(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 CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC