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BEN  
CADE



7 Yew Drive, Scunthorpe, DN16 3WF

£199,950

Great value detached home in a lovely spot on this popular Bottesford estate. In an end of cul de sac position, a stones throw from St Peters and the Beck, with great walks and easy access to local highly regarded schools, this is great buy for first time buyers and young families. The house is well presented throughout with neutral decor and good room sizes throughout. We have a hall, lounge, dining area adjacent to the kitchen (ideal for a simple knock through) with doors to the south facing garden. Upstairs we have three bedrooms, a family bathroom and updated en suite too. The drive is large enough for 2/3 cars and the detached garage has overhead storage. The rear garden is private, secure, south facing and low maintenance. An all round good detached home at a great price, please contact us to book in.

Entrance



Landing



Lounge 17'11" x 12'2" (5.48 x 3.71)



Bedroom one 9'10" x 9'4" (3.00 x 2.86)



Dining room 9'6" x 7'8" (2.92 x 2.35)



En suite



Kitchen 9'6" x 7'5" (2.92 x 2.27)



W.C.

Bedroom two 10'1" x 8'10" (3.08 x 2.71)



Bedroom three 9'1" x 7'0" (2.79 x 2.15)

Bathroom

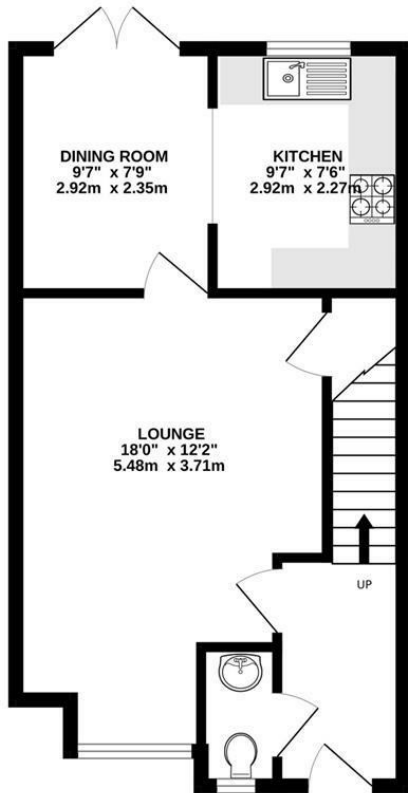


Outside

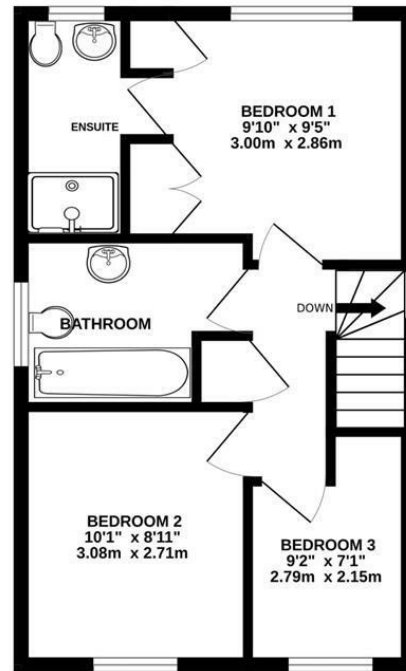


# Floor Plan

**GROUND FLOOR**  
425 sq.ft. (39.4 sq.m.) approx.



**1ST FLOOR**  
388 sq.ft. (36.0 sq.m.) approx.



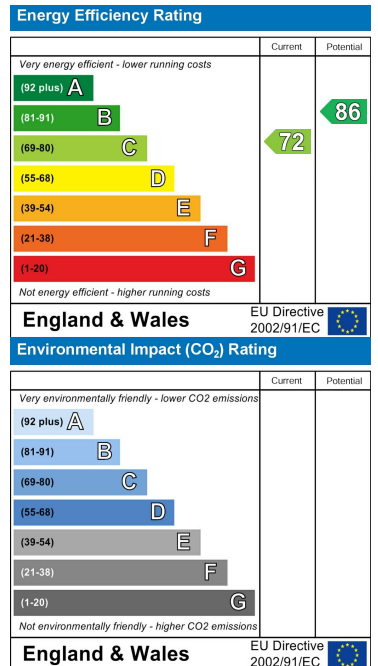
**TOTAL FLOOR AREA: 812 sq.ft. (75.5 sq.m.) approx.**

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



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