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CADE



3 Queens Drive, Scunthorpe, DN17 4DL

£214,950

Immaculately presented this three bedroom detached family home in the village of Crowle. Downstairs there is a entrance, W.C, lounge, kitchen diner with access on to the rear garden. Upstairs there are three bedrooms, all of which are a great size, an suite to the master bedroom and a further family bathroom. Outside there is low maintenance rear garden, an integral garage and off road parking. Available for viewings now please call to book your appointment.

Entrance Hall

Lounge 17'7" x 10'9" (5.37 x 3.28)



Kitchen Diner 12'11" x 10'11" (3.94 x 3.33)



Downstairs W.C.

Landing

Bedroom One 16'1" x 10'5" (4.92 x 3.18)



En-suite



Bedroom Two 13'5" x 9'0" (4.10 x 2.75)



Bedroom Three 11'8" x 7'3" (3.56 x 2.23)



Bathroom 8'0" x 5'7" (2.46 x 1.71)



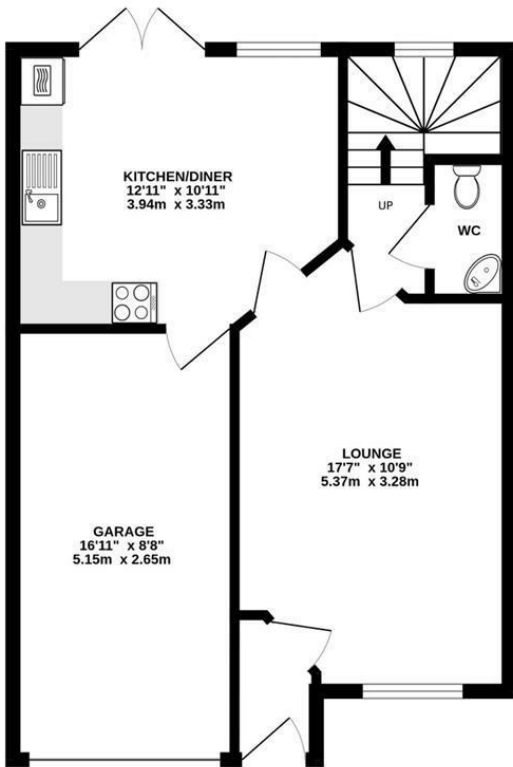
Garage 16'10" x 8'8" (5.15 x 2.65)

Outside

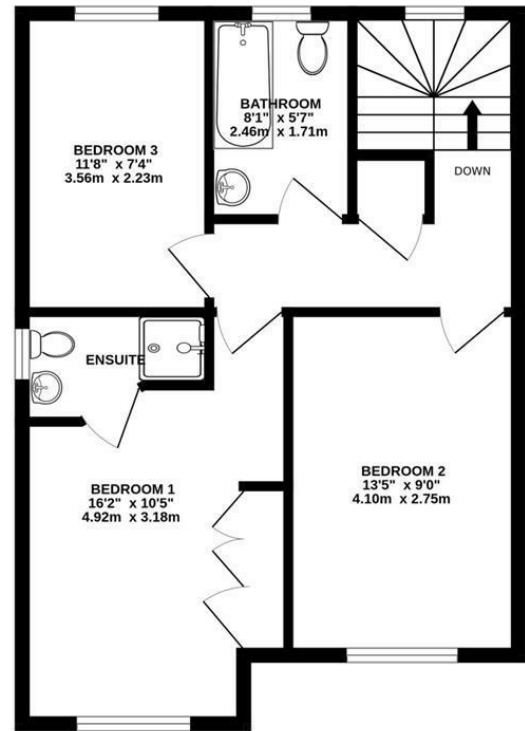


Floor Plan

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (95.9 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		87
	(81-91) B		
	(69-80) C	74	
	(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	

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