



Julians Bower Back Street, Scunthorpe, DN15 9JN

£318,500

Three bedroom detached dormer bungalow with incredible views over the Bower and down over to the Alkborough flats and the river Trent. Completely overhauled over the last couple of years including an air source heat pump, a new kitchen and a new bathroom amongst other upgrades. The property comprises downstairs a spacious entrance hall, kitchen, dining room leading on the lounge, family bathroom and two great bedrooms. Upstairs there is a further double bedroom that is currently used as an office and further loft space. Outside there is a good size rear garden, off road parking and a fantastic tandem length garage. Available for viewings now please call to book your appointment.

Entrance Hall

Kitchen 16'1" x 9'8" (4.92 x 2.97)



Dining Room 11'4" x 7'4" (3.47 x 2.26)



Lounge 13'11" x 15'5" (4.26 x 4.72)



Bedroom One 13'11" x 13'3" (4.26 x 4.06)



Bedroom Two 9'8" x 9'10" (2.97 x 3.02)



Loft Room / Bedroom Three 12'8" x 21'10" (3.87 x 6.66)



Family Bathroom 8'2" x 8'0" (2.51 x 2.46)



Garage 38'9" x 10'3" (11.82 x 3.13)

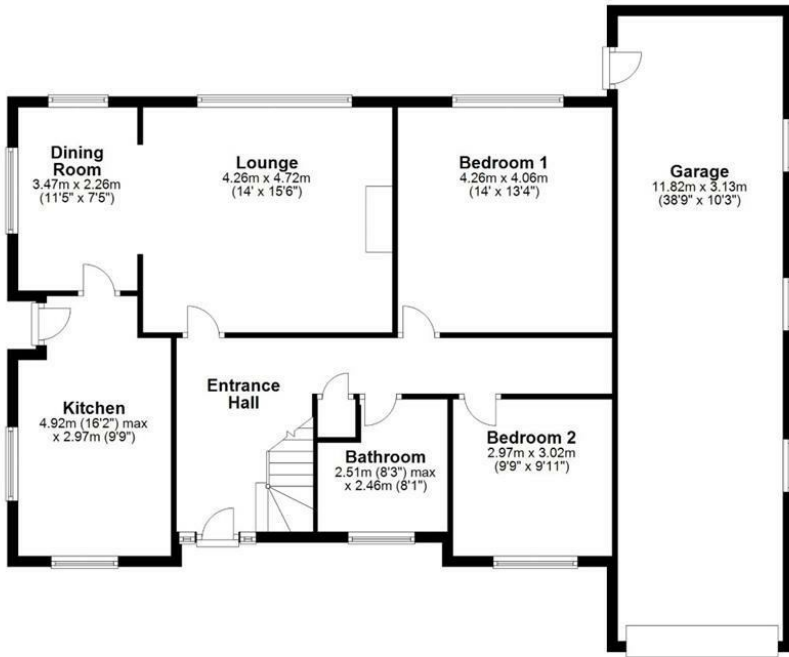
Outside



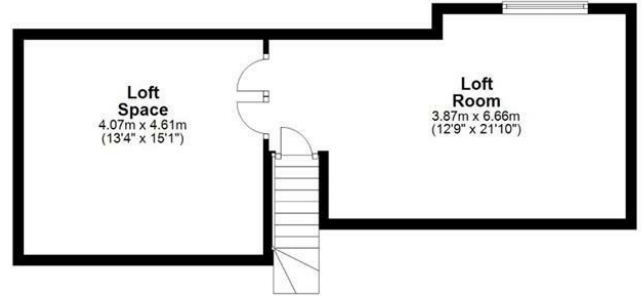
Loft Space 13'4" x 15'1" (4.07 x 4.61)

Floor Plan

Ground Floor
Approx. 132.1 sq. metres (1422.2 sq. feet)



First Floor
Approx. 41.7 sq. metres (449.4 sq. feet)



Total area: approx. 173.9 sq. metres (1871.5 sq. feet)

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	

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