



20 Greenshank Drive, Scunthorpe, DN16 3DQ

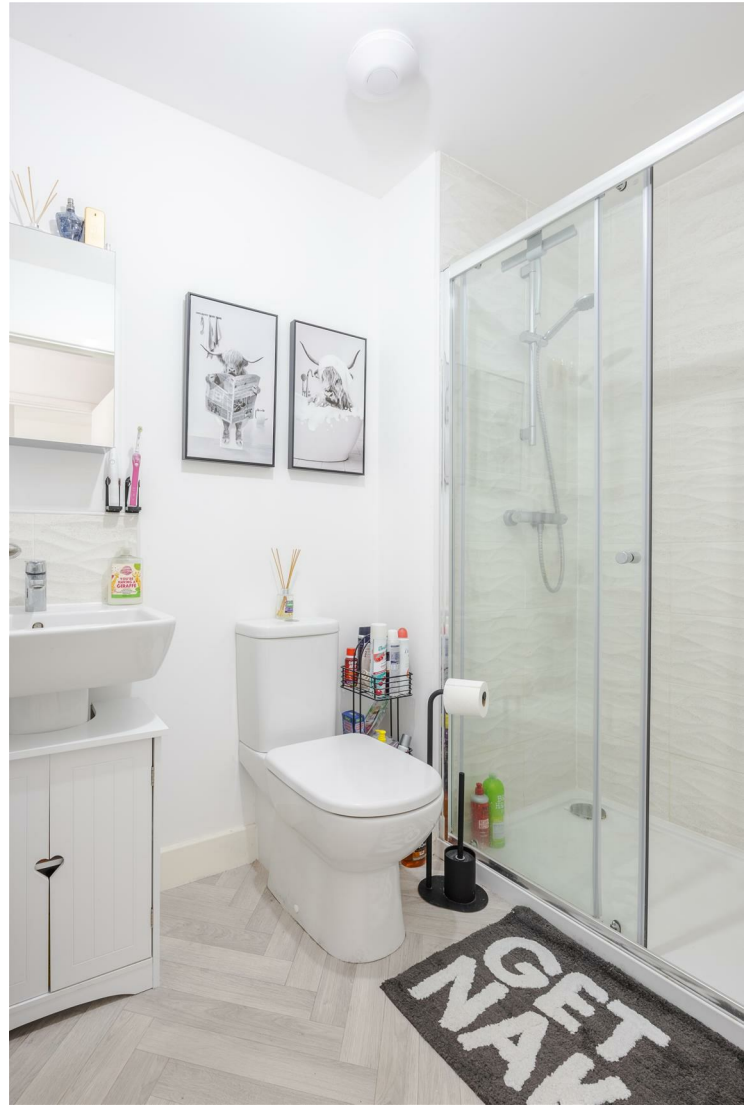
Offers In The Region Of £185,000

Immaculately presented throughout with neutral decor and a recently landscaped garden, this modern three bed home is just a year old and in the Lakeside area of Scunthorpe, ideal for amenities, schools and being a new home, energy efficient, low maintenance and cost effective to run. We have a proper hall way, downstairs w.c., kitchen diner and lounge across the back with doors to the garden. Upstairs we have three good size bedrooms, a family bathroom and an en suite on the main bedroom. Viewings are available, please get in touch to book.

Entrance hall



En suite



Lounge 11'10" x 16'8" (3.63 x 5.09)



Kitchen diner 15'7" x 9'6" (4.75 x 2.91)



Downstairs W.C.

Landing

Bedroom one 11'10" x 9'4" (3.63 x 2.86)



Bedroom two 7'9" x 9'1" (2.37 x 2.78)



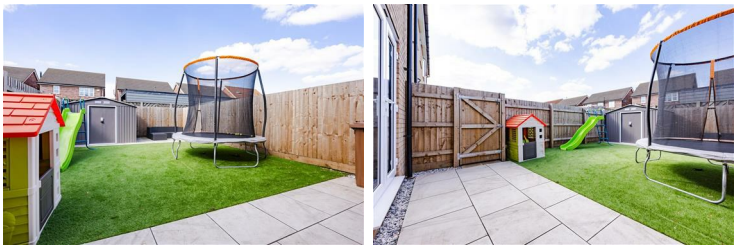
Bedroom three 13'1" x 7'0" (3.99 x 2.15)



Family bathroom



Outside

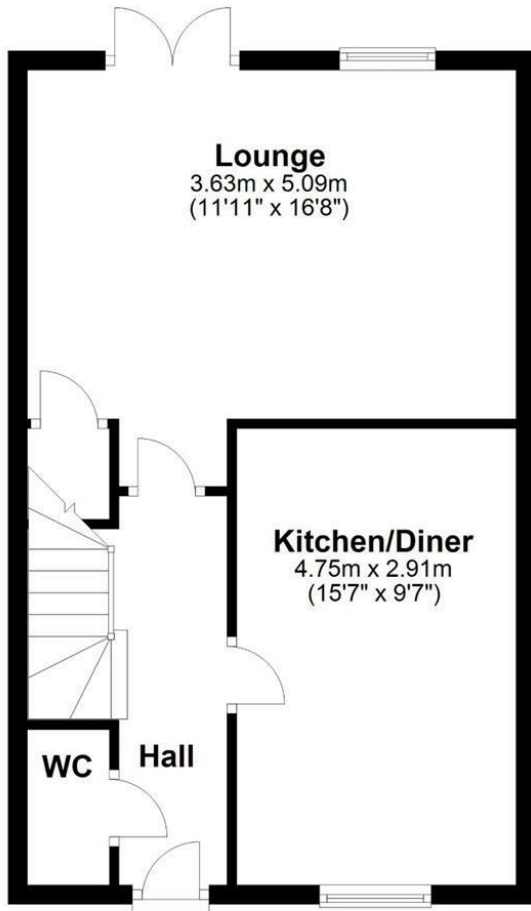


Additional photos



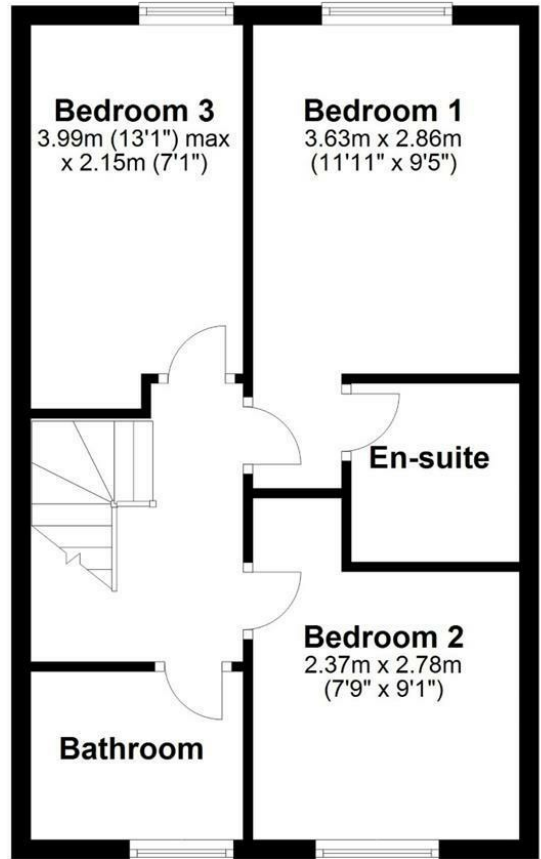
Ground Floor

Approx. 43.3 sq. metres (465.8 sq. feet)



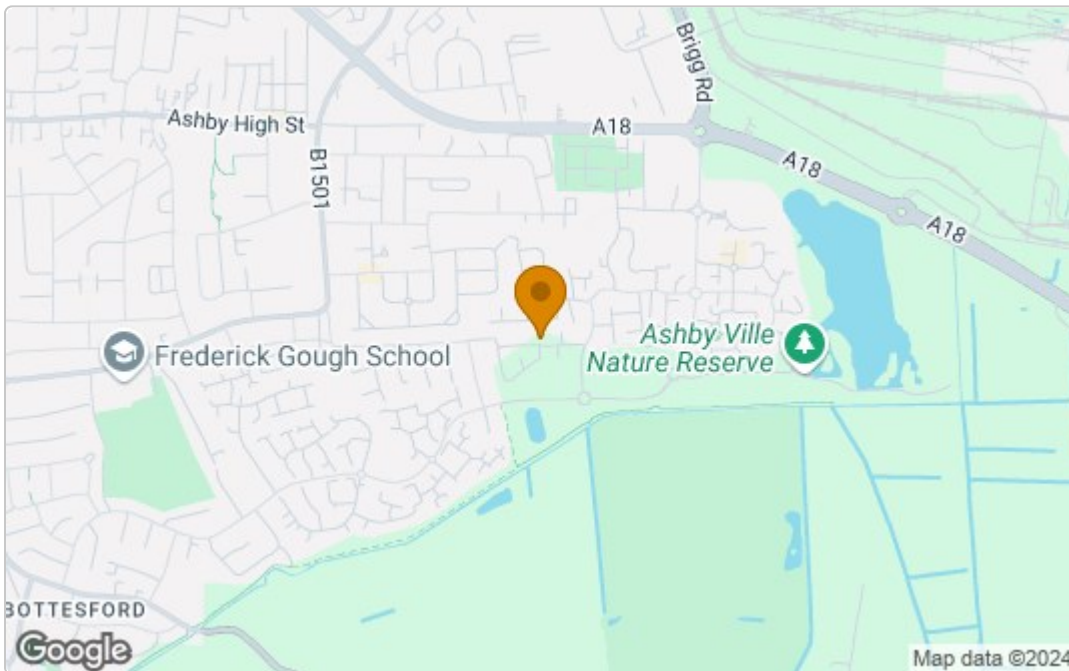
First Floor

Approx. 42.3 sq. metres (454.8 sq. feet)



Total area: approx. 85.5 sq. metres (920.6 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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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