



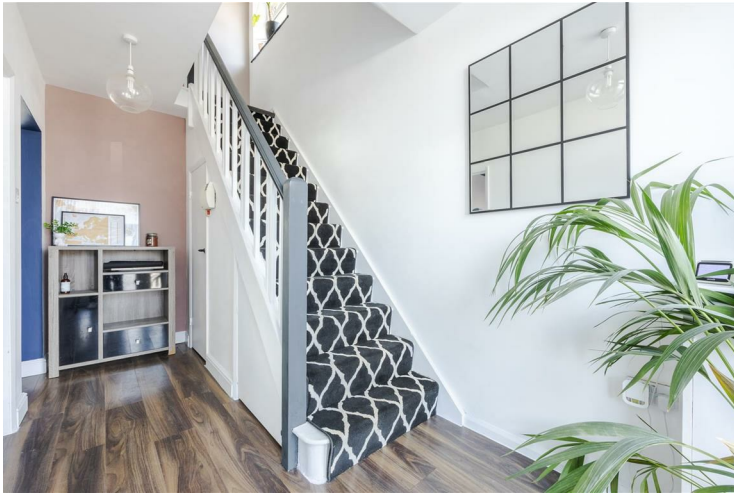
16 Lunedale Road, Scunthorpe, DN16 2QT

Offers In Excess Of £165,000

Recently renovated by the current owners, this three bedroom semi detached home is a great first time buy or family home.

Downstairs the property consists of an entrance hall, lounge, kitchen and downstairs W.C. Upstairs there are three bedrooms, two of which are great size doubles and a single bedroom. There is also a modern family bathroom. Outside there is a west facing rear garden with turf and patio area, garage and off road parking to the front. Available for viewings now please call the office to book your appointment.

Entrance hall



Bedroom two 11'0" x 10'10" (3.37 x 3.32)



Lounge 11'0" x 10'10" (3.36 x 3.31)



Bedroom three 8'0" x 6'5" (2.45 x 1.98)

Bathroom 6'6" x 6'5" (2.00 x 1.96)



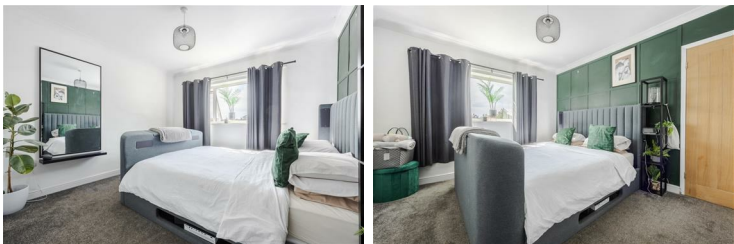
Kitchen diner 12'1" x 10'9" (3.69 x 3.30)



WC

Store

Bedroom one 12'0" x 10'11" (3.66 x 3.33)



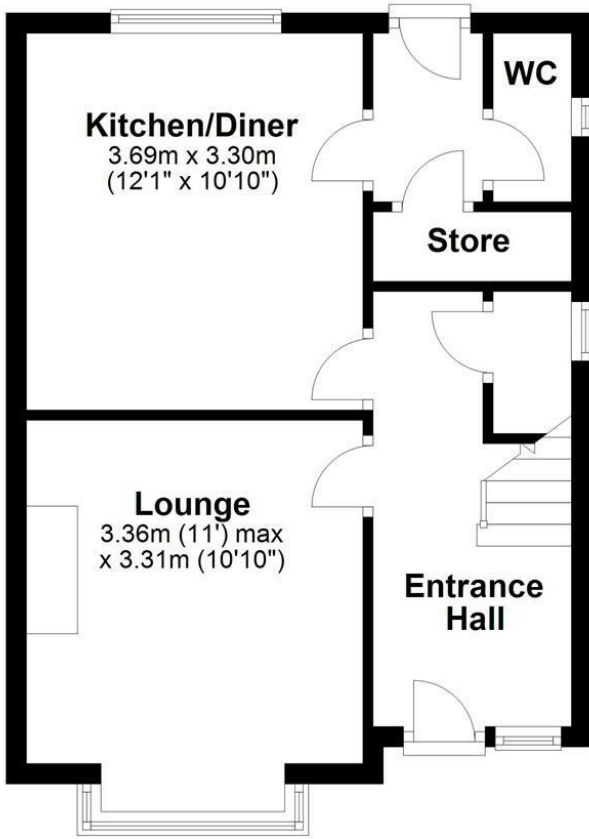
Outside



Garage

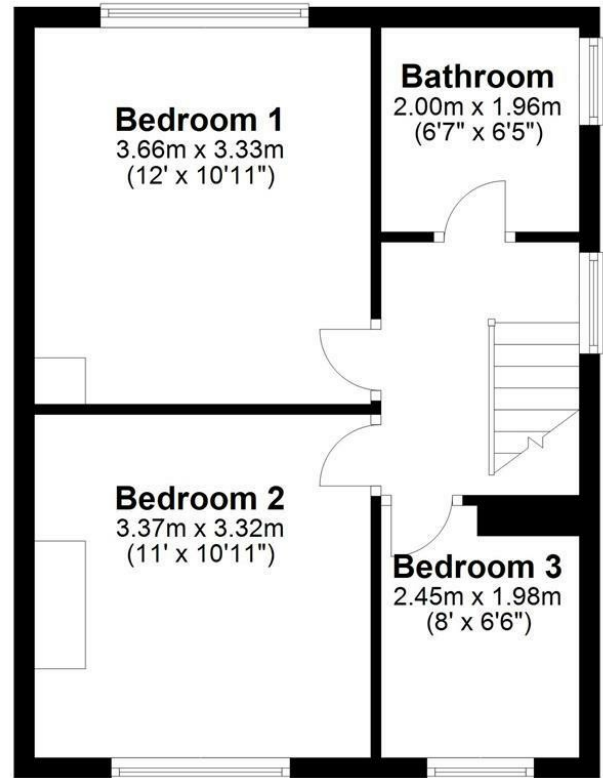
Ground Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.7 sq. feet)



Total area: approx. 76.3 sq. metres (821.0 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		67	
(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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