









1 The Steadings, Scunthorpe, DN15 8XP £279,950

A really well presented three bedroom detached family home in the lovely village of Flixborough. Located in a quiet cul de sac this home consists of an entrance hall, W.C, lounge, modern kitchen diner with separate utility area. Upstairs there are three double bedrooms the master having an en suite and a further shower room off the landing. Outside there is a low maintenance rear garden, a detached garage and off road parking. Available for viewings now please call to book your appointment.

## **Entrance Hall**

## Kitchen Diner $19'1" \times 9'10" (5.84 \times 3.00)$







Lounge  $16'3" \times 11'11" (4.96 \times 3.64)$ 







W.C.

Utility

First Floor Landing

Bedroom One 19'1" x 9'10" (5.83 x 3.02)





En Suite  $6'3" \times 5'5"$  (1.92 x 1.67)



Bedroom Two  $10'9" \times 8'5" (3.29 \times 2.57)$ 





Family Bathroom



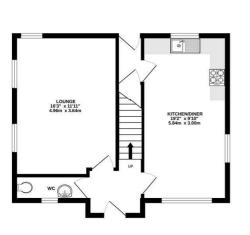
Outside



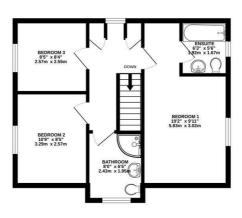




Bedroom Three  $8'5" \times 8'4" (2.57 \times 2.55)$ 



GROUND FLOOR 485 sq.ft. (45.0 sq.m.) approx 1ST FLOOR 485 sq.ft. (45.0 sq.m.) approx.





GARAGE 152 sq.ft. (14.2 sq.m.) approx

TOTAL FLOOR AREA: 1122 sq.ft. (104.2 sq.m.) approx.

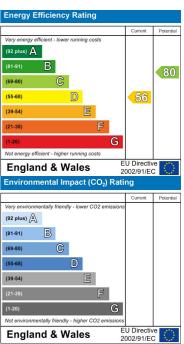
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their opportunities of the properture of the propertur



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.