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CADE



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

Situated in the quiet rural village of Flixborough, on a lovely little Cul de sac sits this three bed detached family home. Well presented throughout, the property comprises of an entrance hall, bright and light lounge, modern kitchen diner with separate utility area and a downstairs W.C.. Upstairs there are three double bedrooms, one with an En suite and a further shower room. Outside there is a low maintenance rear garden, a detached garage and off road parking. Neutrally decorated throughout and ready for moving straight in to, this one is ready to view. To book an appointment, please give us

Entrance Hall

Kitchen Diner 19'1" x 9'10" (5.84 x 3.00)



Bedroom Two 10'9" x 8'5" (3.29 x 2.57)



Lounge 16'3" x 11'11" (4.96 x 3.64)



W.C.

Utility

First Floor Landing

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



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



Bedroom Three 8'5" x 8'4" (2.57 x 2.55)

Family Bathroom

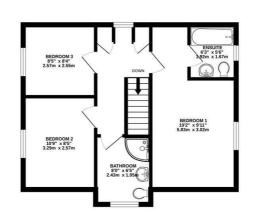


Outside



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. D has been made to ensure the accuracy of the floopflan contained here, measurement , rooms and any other items are approximate and no responsibility is taken for any error statement. This plan is for illustrative purposes only and should be used as such by any set. The services, systems and appliances shown have not been tested and no guarants as to their operability or efficiency can be given. Made with Metropix €2024



Area Map

Energy Efficiency Graph Normanby Rd Energy Efficiency Rating Current Potential 80 (69-80 (55-68 (39-54 lot energy efficient - higher EU Directive 2002/91/EC Flixborough **England & Wales** Lodge Ln Environmental Impact (CO2 ting Very er (92 plus) 🖄 Normanby Rd (81-91) B (69-80) Stather Rd (55-68 (39-54) Google EU Directive 2002/91/EC England & Wales Map data @2025 Google

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.

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