



17 Headingley Avenue, Scunthorpe, DN17 2GL

£199,950

Available with no onward chain this three bed detached house is situated on a quiet Cul de sac in the Yaddletorpe area of Bottesford and has stylish modern decor throughout. The property comprises of an open plan kitchen diner, a downstairs W.C. and a good size lounge with floating log burner and double doors that lead in to the conservatory. Upstairs there is a principle bedroom with En suite, two further bedrooms and a stylish family bathroom. Outside the property is a rear tiered lawned garden with patio area and to the front off road parking on a block paved drive with space for two cars. The house also benefits from a new boiler fitted in November 2024. Available to view now!



Entrance

Kitchen 6'6" x 9'9" (2.00 x 2.98)



Dining area 16'9" x 7'10" (5.11 x 2.40)

Downstairs W.C.

Lounge 11'4" x 18'6" (3.47 x 5.65)



Sun room 9'1" x 9'3" (2.77 x 2.83)



First Floor Landing

Bedroom One 9'8" x 12'4" (2.97 x 3.76)



En Suite 5'3" x 5'11" (1.62 x 1.82)



Bedroom Two 11'8" x 8'11" (3.58 x 2.73)



Bedroom Three 8'7" x 9'4" (2.63 x 2.87)



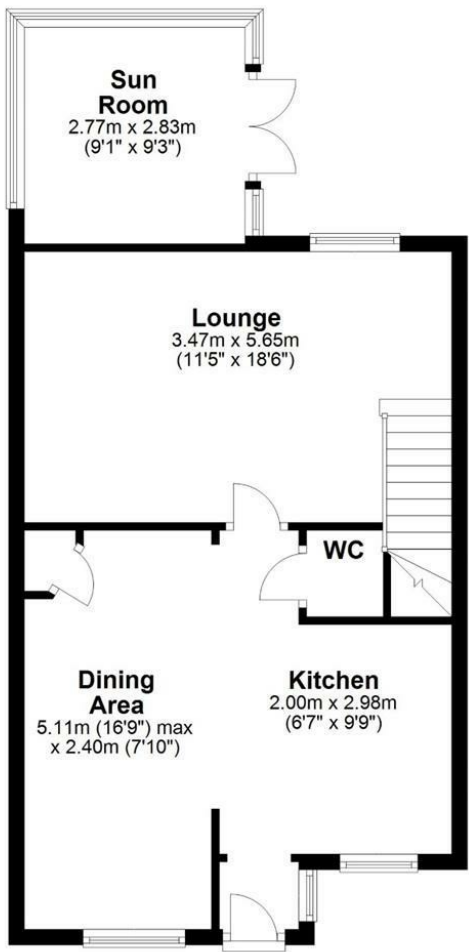
Bathroom 7'4" x 5'11" (2.25 x 1.82)



Outside

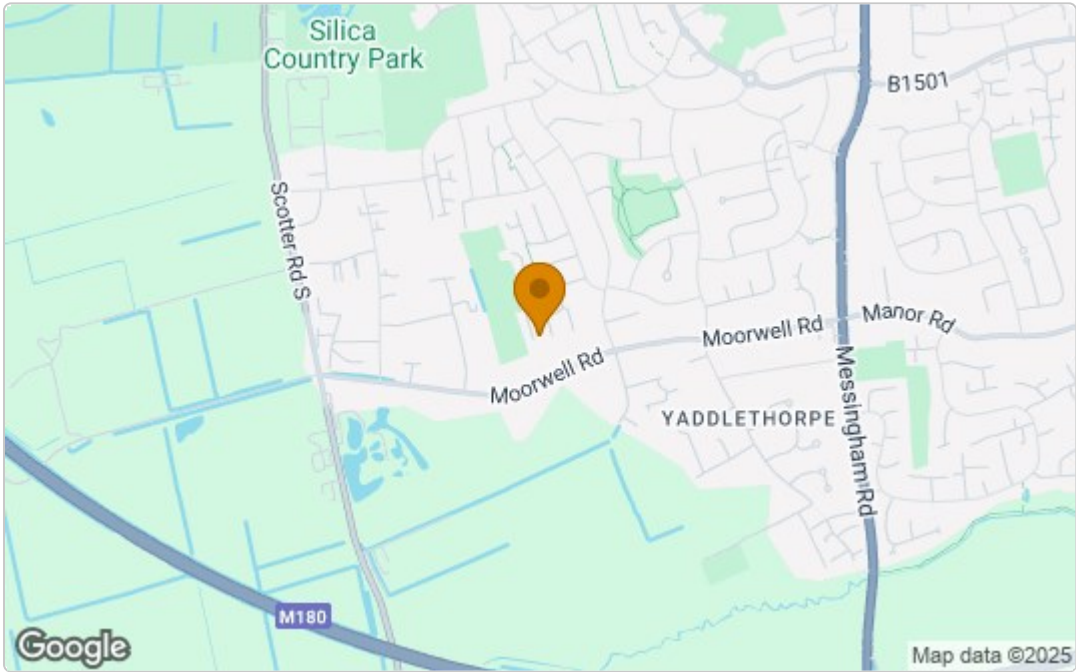


Ground Floor

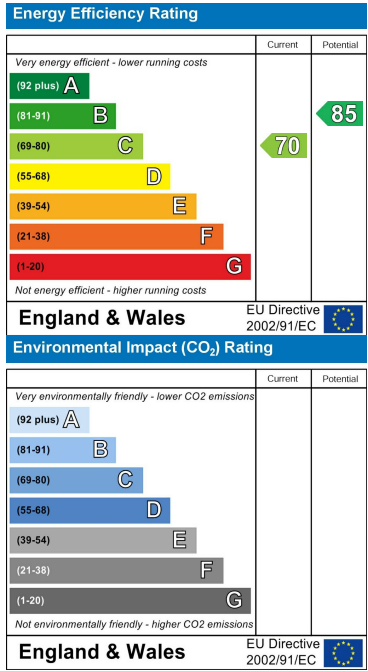


Total area: approx. 99.3 sq. metres (1068.9 sq. feet)

Area Map



Energy Efficiency Graph



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