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BEN



14 Osprey Drive, Scunthorpe, DN16 3EZ £270,000

Great value detached family home, with three reception rooms and an open plan kitchen with utility the ground floor is perfectly laid out for families that want space. The central hall has doors to the lounge, office, kitchen diner and a downstairs w.c. The kitchen is an open plan place with sliding doors leading to the dining room and French doors lead to the private garden. Upstairs, all four bedrooms are doubles with an en suite on the main bedroom and family bathroom too. Decorated neutrally throughout and available with no chain and vacant possession. Viewings available by appointment, please get in touch to view. **Entrance Hall**



Lounge 16'11" x 11'8" (5.17 x 3.57)



Dining Room 10'4" x 8'2" (3.15 x 2.50)



Kitchen/Diner 16'0" x 13'5" (4.90 x 4.09)



Utility Room 4'10" x 4'5" (1.49 x 1.37) Downstairs W.C. 5'6" x 3'3" (1.70 x 1.00) Office 7'1" x 6'9" (2.16 x 2.06)

First Floor Landing



Bedroom One 11'3" x 11'3" (3.45 x 3.43)





En Suite 5'5" x 4'2" (1.67 x 1.29)



Bedroom Two 11'8" x 9'9" (3.57 x 2.98)

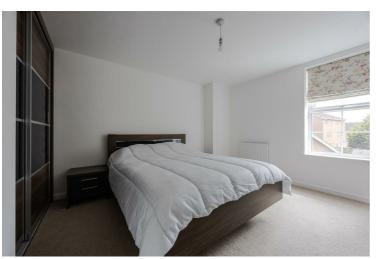
Bedroom Three 10'6" x 10'4" (3.22 x 3.15)

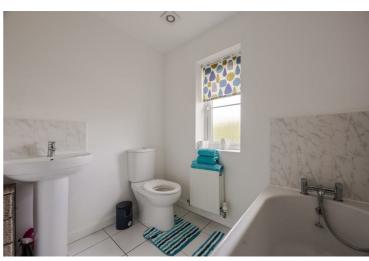


Bedroom Four 9'8" x 9'5" (2.95 x 2.88)



Family Bathroom 6'7" x 6'5" (2.03 x 1.97)

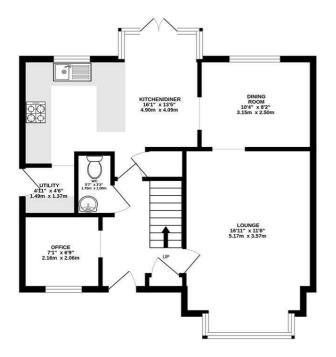




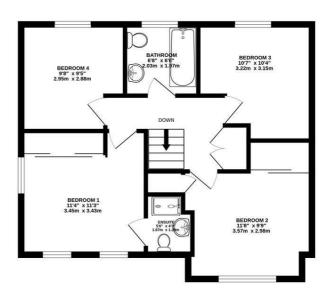
Outside







1ST FLOOR 576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 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 operability or efficiency can be given. Made with Metropix @2025



Energy Efficiency Graph

Area Map

Energy Efficiency Rating Grange Ln N ent Poter (92 plus) 🗛 Brigg Rd 88 79 (69-80 (55-68 Ashby High St A18 (39-54 478 8 (21-38 50 A18 Not energy efficient - higher running o EU Directive 2002/91/EC **England & Wales** Environmental Impact (CO2) R tina Ashby Ville O Nature Reserve О Ashby Bowl (92 plus) 🛕 (81-91) (69-80) (55-68 (39-54) Coogle EU Directive 2002/91/EC **England & Wales** Map data ©2025

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