CADE









17 Lydbrook Road, Scunthorpe, DN16 1LX

£199,950

Immaculately presented throughout by the current owners, with a rear ground floor extension, you will struggle to find a better quality, three bed semi detached house at this price. On the ground floor there is an entrance, cosy lounge with log burner and then a fantastic open plan contemporary kitchen diner leading through to a bright sunroom with velux window, log burner and French doors overlooking the rear garden. The ground floor also benefits from a downstairs shower room. The first floor comprises of two double bedrooms with fitted wardrobes, a well proportioned third bedroom and a family bathroom. Outside there is a low maintenance rear garden with multiple seating areas and a summer house that is currently being used as an outside bar/entertaining area. The property also has off road parking for a couple of cars at the front and a rear single garage. Close to local amenities and good bus routes, viewings are available now, so call to book one in!

Entrance

Lounge $13'6" \times 12'2" (4.14 \times 3.73)$





Kitchen diner 16'11" x 10'3" (5.17 x 3.14)











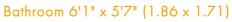
Sun room $17'3" \times 11'11" (5.28 \times 3.64)$

Shower room



Bedroom three 7'3" \times 5'8" (2.22 \times 1.73)

Bedroom two $10'11" \times 10'3" (3.34 \times 3.13)$





Landing

Bedroom one 12'4" x 10'11" (3.76 x 3.33)





Outside bar





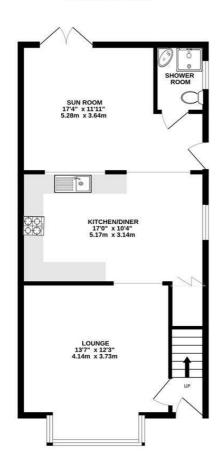
Outside

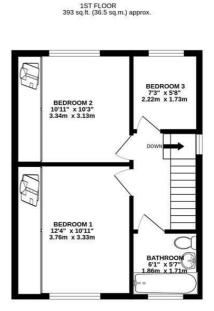




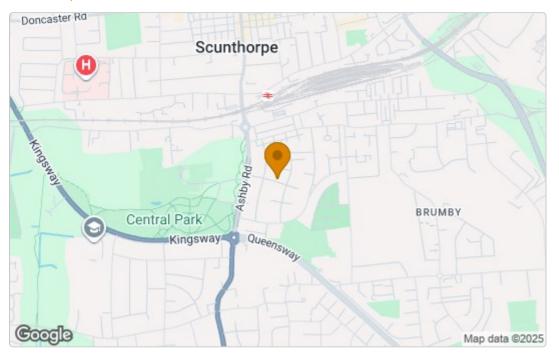


GROUND FLOOR 621 sq.ft. (57.7 sq.m.) approx.

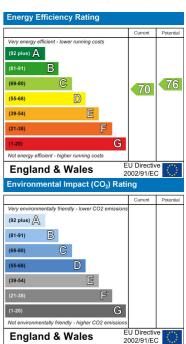




Area Map



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.

TOTAL FLOOR AREA: 1014 sq.ft. (94.2 sq.m.) approx

Cade Estate Agency Ltd Company No. 11153015