



15 Gadwall Way, Scunthorpe, DN16 3UU

£260,000

We can't tell you just how good value for money this home is. Four bedrooms, two bathrooms, two reception rooms and an open plan kitchen diner all presented perfectly. It's a perfect well rounded home for growing families and it's presented brilliantly with cool decor, great layout and ready to move straight into.

Sit in the Lakeside area this is in a good location for schools and amenities, popular with families and within walking distance of most needs. You also have Ashby Ville nature reserve a few minutes walk away.

Viewings are available by appointment. Please contact us to book in.

Entrance hall



Lounge 16'3" x 10'6" (4.97 x 3.22)



Snug 15'6" x 8'2" (4.74 x 2.49)



Kitchen diner 23'7" x 9'2" (7.21 x 2.81)



W.C.

Landing

Bedroom one 13'2" x 11'9" (4.03 x 3.60)



En-Suite



Bedroom two 11'10" x 9'5" (3.61 x 2.88)



Bedroom three 9'2" x 8'2" (2.81 x 2.49)



Bedroom four 10'6" x 9'2" (3.22 x 2.81)

Family bathroom 6'2" x 5'9" (1.88 x 1.76)

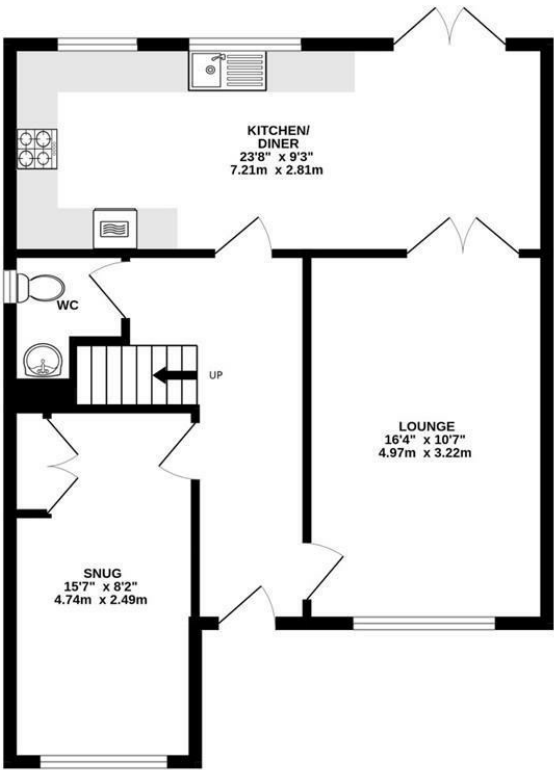


Outside

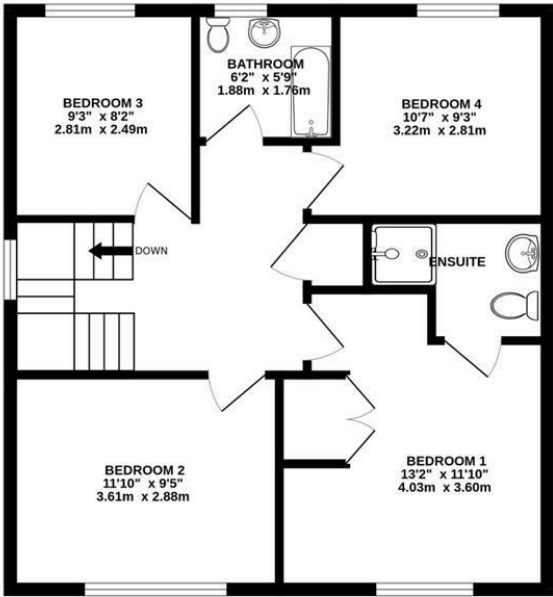


Floor Plan

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



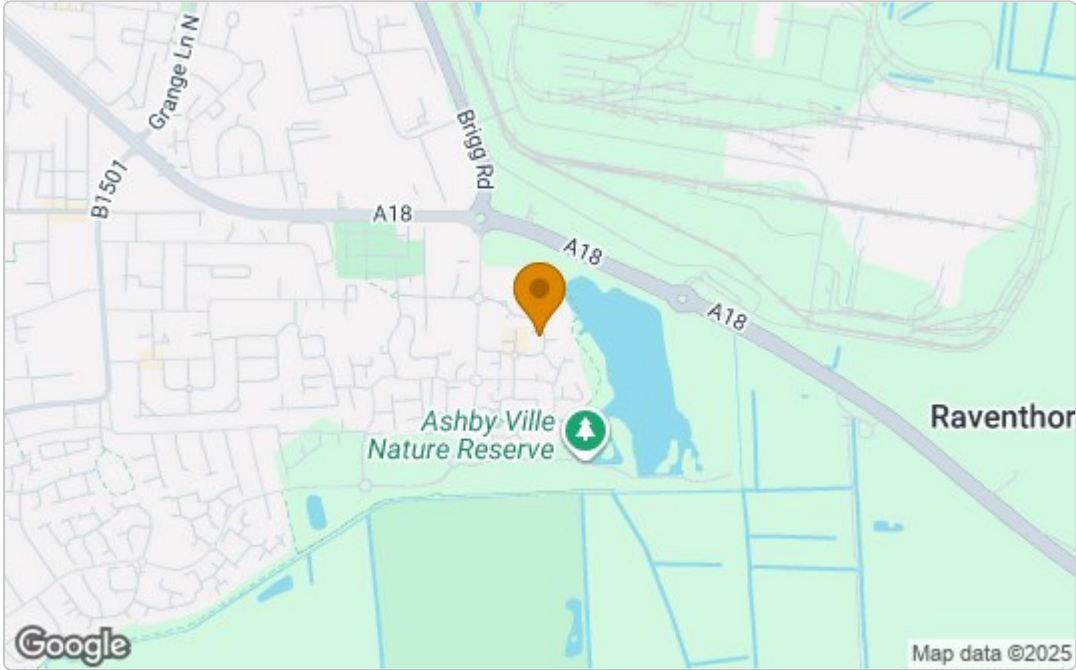
TOTAL FLOOR AREA: 1254 sq.ft. (116.5 sq.m.) approx.

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.

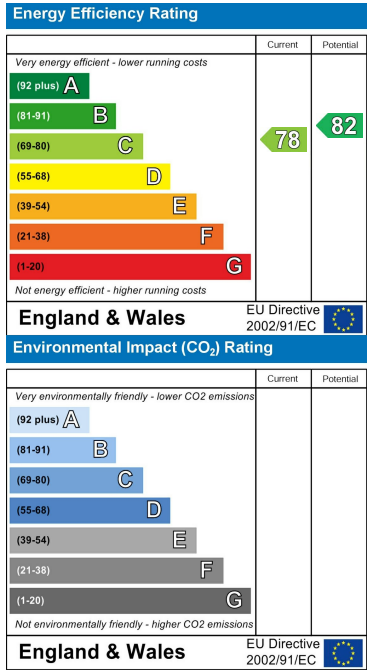
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Area Map



Energy Efficiency Graph



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