



1

Bedroom



1

Bathroom





**\*\*\* NO FORWARD CHAIN \*\*\***

Set in the popular Lakeside area of Scunthorpe, this beautifully presented first-floor freehold apartment on Osprey Drive offers an affordable, low-maintenance option for first-time buyers or investors. Inside, the apartment boasts an open-concept living area, featuring a spacious lounge and dining space that opens to a Juliet balcony. The lounge flows seamlessly into a modern kitchen equipped with a built-in oven, hob, extractor unit, and space for freestanding under-counter appliances. The double bedroom provides ample storage space, while the modern three-piece bathroom suite includes a convenient over-bath, mains-fed shower. Additional storage is available in the hallway. Externally, the property benefits from an allocated parking space at the rear. With an energy performance rating of C and council tax band A.

Located in the popular Lakeside area of Scunthorpe, this immaculate first-floor freehold apartment on Osprey Drive is perfect for first-time buyers or investors seeking a low-maintenance property.

The open-concept lounge offers a roomy living space with a dining area overlooking a Juliet balcony, seamlessly connected to the modern kitchen, which includes space for freestanding under-counter appliances, a built-in oven, hob, and extractor unit. The apartment features a spacious double bedroom with ample storage potential, a modern three-piece bathroom suite complete with an over-bath mains-fed shower, and additional storage in the hallway.

Outside, you'll find an allocated parking space to the rear. With an energy performance rating of C and council tax band A, this apartment is an affordable choice for those seeking a move-in ready home.

Call to book your appointment to view.

#### **Lounge / Dining Room** *5.95m x 3.28m*

Open-concept lounge and dining area featuring carpet flooring, a rear-facing uPVC window, and front uPVC double doors opening to an iron-railing Juliet balcony. Includes a marble hearth suitable for a freestanding electric fire, two radiators, spot lighting on the ceiling, and flows seamlessly into the kitchen.

#### **Kitchen** *2.31m x 1.97m*

Modern kitchen featuring U-shaped fitted worktops, wood-fronted wall and base cabinets, and space for under-counter appliances as well as an upright fridge freezer. Includes a Zanussi gas hob with electric oven and grill, extractor fan above the hob, stainless steel sink with drainer, wood flooring, and ceiling spot lighting.

#### **Bedroom** *3.83mx 2.78m*

Spacious double bedroom with carpet flooring, a radiator, front-facing uPVC window, ceiling fan light, and loft access.

#### **Bathroom** *2.04m x 1.68m*

Modern three-piece bathroom suite featuring a white acrylic panel bath with a mains-fed chrome shower overhead, a low-level flush ceramic toilet, and a square pedestal hand basin. The bathroom includes wood laminate flooring, partial wall tiling, a shaver point, extractor fan, rear-facing obscure glazed uPVC window, and ceiling lighting.

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## Ground Floor Entrance

Approx. 5.3 sq. metres (56.8 sq. feet)



## Ground Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



Total area: approx. 47.8 sq. metres (514.1 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Osprey Drive , DN16

