



**18 TURNSTONE DRIVE**  
SCUNTHORPE, DN16 3GX

**£130,000**  
**FREEHOLD**

Discover the perfect first-time purchase in a picturesque lakeside development, surrounded by numerous amenities. This townhouse offers three bedrooms and an open-plan kitchen/family room



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# 18 TURNSTONE DRIVE



## DESCRIPTION

Discover the perfect first-time purchase in a picturesque lakeside development, surrounded by numerous amenities. This townhouse offers three bedrooms and an open-plan kitchen/family room on the ground floor, featuring French doors that lead to the fully enclosed rear garden. The first floor comprises two comfortable bedrooms and a family bathroom, while the second floor boasts a generous double bedroom. The property also includes allocated parking at the front, ensuring convenience and ease of access.

## ENTRANCE PORCH

Accessed through a composite door with stairs to the first floor leading into:-

## KITCHEN / LIVING ROOM

With a UPVC double glazed window to front aspect, UPVC double glazed French doors to rear aspect, under stairs storage, selection of wall and base units with laminate worktops, stainless steel one and a half drainer sink with chrome mixer tap, space and plumbing for a washing machine, space for a fridge/freezer, electric fan assisted oven with gas hob and extractor fan, breakfast bar, radiator with space for a comfy sofa and TV on a cabinet.

## FIRST FLOOR LANDING

With stairs to the second floor and leading into:-

## BEDROOM TWO

Rear facing with a UPVC double glazed window looking into the garden, space for a double bed with storage and a radiator.

## BEDROOM THREE

L shaped room forward facing with UPVC double glazed windows X 2 to front aspect, currently being used as a dressing area.

## FAMILY BATHROOM

With a panelled bath having a rainfall shower and hand held attachment, WC, hand wash basin and a radiator.

## SECOND FLOOR LANDING

With storage cupboard leading into:-

## MASTER BEDROOM

With 2 x Velux style windows to front aspect and a Velux style window to rear aspect, space for a double bed with side draws and storage into the alcove.

## EXTERNALLY

The property is located in a quiet cul-de-sac with off road parking for a vehicle. The rear garden is fully enclosed with timber fencing, laid to lawn with astro turf, patio area and path that leads to a gate for wheelie bin access.

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### ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



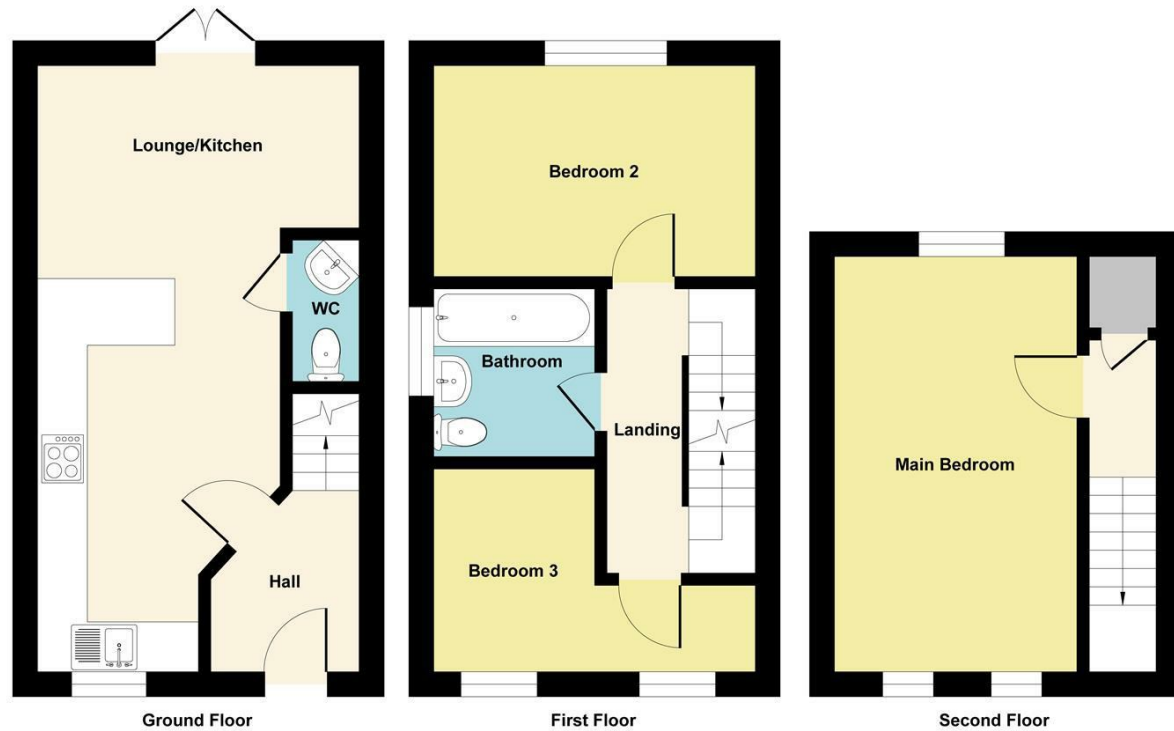


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>94</b>
(81-91) <b>B</b>	<b>80</b>
(69-80) <b>C</b>	
(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 &amp; Wales</b>	EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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