

### Floor Plan



### **Area Map**



#### Accommodation

- Stunning Three Bedroom Semi-Deatched Home
- Pleasant Scartho Top Location
- Walking Distance To Diana Princess Of Wales Hospital
- Great Schools Catchment Area
- Gas Central Heating & uPVC Double Glazing
- Private Driveway
- Quiet Cul-De-Sac
- Well Presented Rear Garden
- Short Walk To Main Amenities
- EPC Rating C

# Viewing

Please contact our Farrow Estate Agents Office on 01472 355864 if you wish to arrange a viewing appointment for this property or require further information.

# **Energy Efficiency Graph**

			Current	Poter
Very energy efficient	lower running costs			
(92 plus) A				
(81-91) B				8
(69-80)	C		72	
(55-68)	D			
(39-54)	E			
(21-38)	F	3		
(1-20)		G		
Not energy efficient -	higher running costs			







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