









## welcome to

# **Osprey Drive, SCUNTHORPE**

Well-presented 3-bedroom linked house near Lakeside Retail Park and Ashby Ville nature Reserve. Features include a lounge, dining room, fitted kitchen, downstairs WC, master bedroom with en-suite, family bathroom, and a low-maintenance garden with summer house. Two allocated parking spaces.

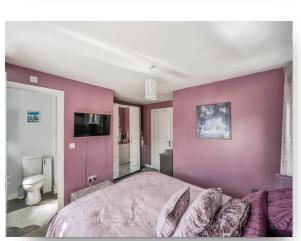












#### **Entrance Hall**

Double-glazed front entrance door, radiator and laminate flooring.

#### Cloakroom

WC, vanity unit with wash hand basin, tiling to the walls, extraction fan, radiator, cushion flooring and colonial door.

### Lounge

16' 3" x 10' 4" ( 4.95m x 3.15m )

Three double-glazed windows, two radiators and colonial door.

## **Dining Room**

10' excluding recess x 8' 5" ( 3.05m excluding recess x 2.57m )

Two double-glazed windows, double-glazed French doors leading into the rear garden, radiator and laminate flooring.

#### Kitchen

12' 11" x 7' 3" ( 3.94m x 2.21m )

Fitted kitchen with the range of wall and base cupboards, work surfaces, sink and drainer, electric oven, gas hob, cooker hood, plumbing for a washing machine, central heating boiler, radiator, double-glazed window, tiling to the walls, laminate flooring and inset spotlights.

## Storage

Storage room just off kitchen includes wall/base cupboard, worksurfaces and tiling to the walls.

## Landing

Stairs from entrance hallway, access to the loft and radiator.

### **Bedroom One**

13' 7" max x 12' 9" ( 4.14m max x 3.89m )

Two double-glazed windows, radiator and colonial door.

#### **En-Suite**

Double-glazed window, double shower cubicle, wash hand basin, WC, extraction fan, tiling to the walls, radiator, cushion flooring and colonial door.

#### **Bedroom Two**

12' 5" max  $\times$  10' 3" excluding recess ( 3.78m max  $\times$  3.12m excluding recess )

Three double-glazed windows, radiator, storage cupboard and colonial door.

#### **Bedroom Three**

6' 10" x 6' 10" ( 2.08m x 2.08m )

Double-glazed window, radiator and colonial door.

#### **Bathroom**

Double-glazed window, free standing bath with mixer taps and shower attachments, WC, extraction fan, heated towel rail, cushion flooring and colonial door.

#### Rear Garden

Timber summer house, artificial lawn, power supply socket, patio area, flower beds and timber fencing forming boundary.

### **Parking**

Two allocated off-road spaces in the courtyard.





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## **Osprey Drive, SCUNTHORPE**

- Linked 3-bedroom home
- Master bedroom with en-suite
- Downstairs WC.
- Low maintenance garden with summer house
- Two allocated parking spaces

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £220,000









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