



4 Dolman Crescent, Scunthorpe, DN17 2PF

£200,000

Situated on a quiet Cul de sac in the sought after area of Bottesford, is this three bedroom link detached bungalow that also benefits from having no onward chain. The living areas of the property comprise of a good size kitchen, lounge and a separate dining room. To the rear of the property there are three double bedrooms, a shower room and a bathroom. The outside of the property has a lovely rear lawned garden with a patio area, a driveway for a couple of cars and a garage.

Available for viewings now so give us a call to book in!



Entrance



Bathroom 10'1" x 6'9" (3.09 x 2.06)



Bedroom one 13'4" x 9'11" (4.08 x 3.04)



Kitchen 16'9" x 10'1" (5.11 x 3.08)



Lounge 20'0" x 11'10" (6.12 x 3.62)



Bedroom two 13'0" x 8'11" (3.97 x 2.74)

Bedroom three 10'7" x 10'1" (3.24 x 3.08)

Outside

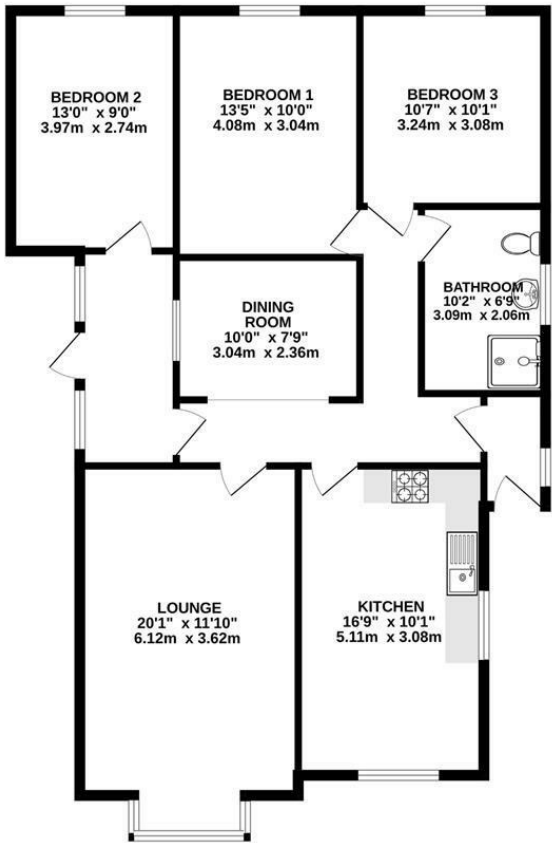


Dining room 9'11" x 7'8" (3.04 x 2.36)



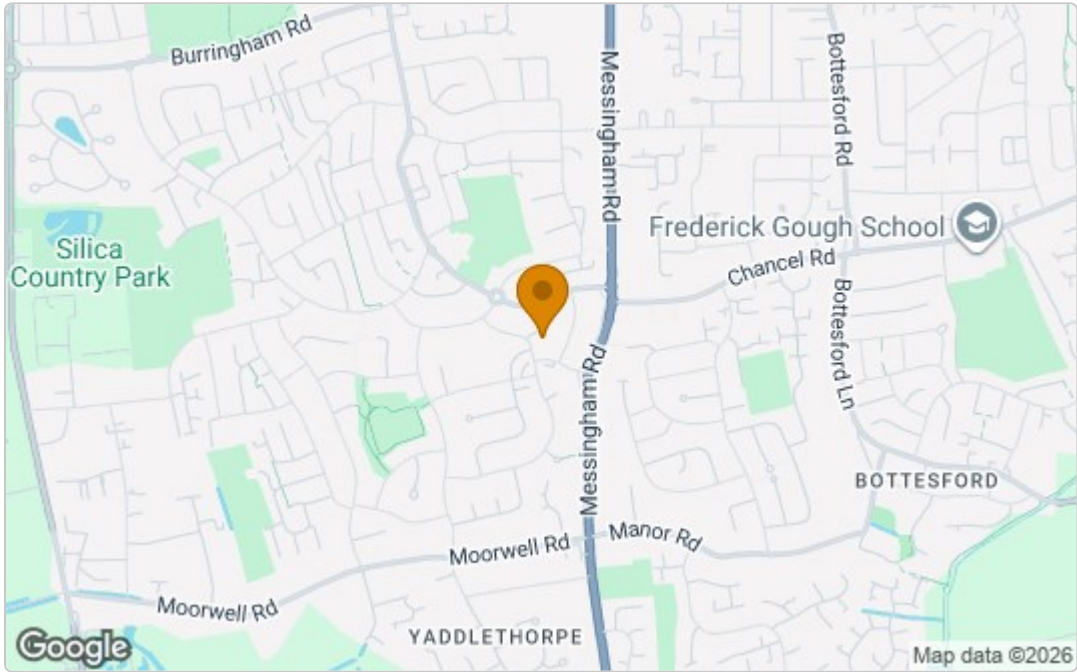
Floor Plan

GROUND FLOOR  
1076 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (100.0 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.