



34 Balliol Drive, Scunthorpe, DN16 3LA

£269,950

Extended to the front, side and rear creating this really great size three bed detached family home that is presented lovely throughout and positioned in a quiet cul de sac in Bottesford.

To the ground floor you have an entrance hall, lounge, dining room, modern kitchen that leads on to the sun room that has bifold doors overlooking the rear garden. To the first floor you have three double bedrooms, the master having a good size en suite and a further modern family bathroom.

Outside there is a low maintenance landscaped South West facing garden with AstroTurf, seating and a integral garage with electric door to front along with off road parking for a multiple vehicles. Available to view now please call the office to book your appointment!

Entrance



Landing

Bedroom one 14'7" x 11'10" (4.45 x 3.62)



Bedroom two 13'5" x 9'4" (4.10 x 2.85)



Dining Room 10'2" x 8'2" (3.11 x 2.50)



Bedroom three 10'3" x 9'4" (3.13 x 2.85)



Lounge 15'9" x 12'8" (4.81 x 3.87)



Kitchen 20'3" x 9'1" (6.19 x 2.79)



Sun Room 12'8" x 11'6" (3.87 x 3.53)



W.C

En Suite 8'2" x 5'11" (2.50 x 1.81)



Bathroom 14'7" x 5'10" (4.45 x 1.79)



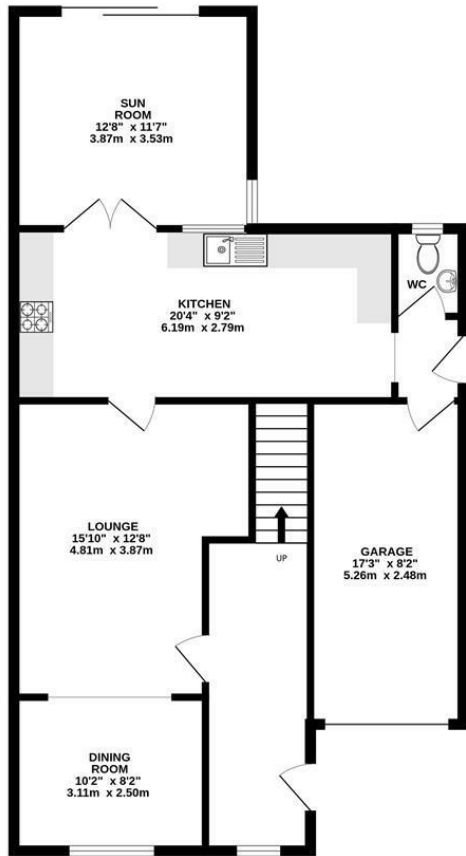
Garage 17'3" x 8'1" (5.26 x 2.48)

Outside

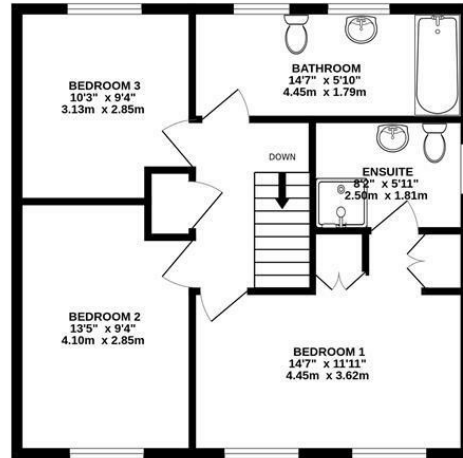


# Floor Plan

GROUND FLOOR  
886 sq. ft. (82.3 sq.m.) approx.



1ST FLOOR  
567 sq. ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1453 sq. ft. (135.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cade Estate Agency Ltd Company No. 11153015

52A Northfield Road, Messingham, North Lincolnshire. DN17 3SA

T: 01724 372 011 E: info@cade.co.uk W: cade.co.uk