



42 Holme Drive, Scunthorpe, DN15 9DA

£230,000

A two bed detached bungalow in the popular village of Burton upon Stather, on a great corner plot that is no chain and vacant possession.

As you enter the property you have a hallway, kitchen, lounge diner, two double bedrooms and a modern shower room, perfect for someone looking to downsize.

Outside you have a wrap around garden, with turf and patio areas, detached garage and off road parking for a couple of vehicles. Available to view now please call the office to book your appointment.

Entrance

Lounge 16'10" x 12'0" (5.15m x 3.66m)



Outside



Kitchen 13'2" x 7'10" (4.02m x 2.39m)



Bedroom one 15'8" x 10'7" (4.78m x 3.23m)



Bedroom two 9'2" x 8'4" (2.81m x 2.55m)



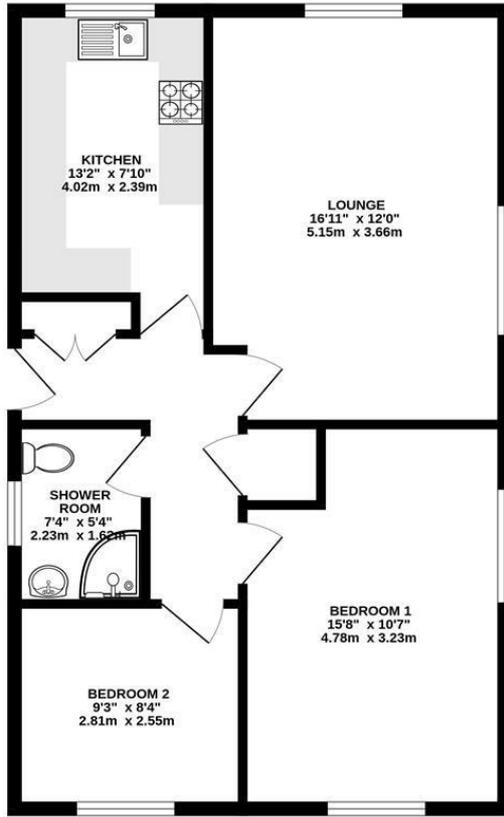
Shower room 7'3" x 5'3" (2.23m x 1.62m)



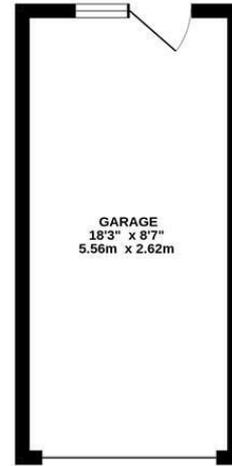
Garage 18'2" x 8'7" (5.56m x 2.62m)

Floor Plan

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA - 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		63	75
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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