



65 Eton Drive, Scunthorpe, DN17 2PL

£225,000

A really great value extended four bed semi detached home in Bottesford positioned in a popular area close to great school catchments and amenities and with a detached workshop/garage!

To the ground floor you have a great size lounge with further reception area that the current owners use as a play area. There is also a modern kitchen leading on to a sun room that is currently used as dining room. There is also a W.C to the ground floor. Upstairs you have four bedrooms, three of which are great doubles and a single bedroom, there is also a family bathroom and en suite bathroom of bedroom three.

Outside there is a detached workshop/garage and good size garden with separate seating and turf area. To the front of the property there is parking for a couple of vehicles. Available for viewings now please call to book your appointment.

Entrance



W.C

Bedroom one 12'2" x 12'0" (3.71m x 3.67m)



Bedroom two 12'2" x 11'10" (3.71m x 3.62m)



Reception Area 9'8" x 8'1" (2.95m x 2.48m)



Bedroom three 13'0" x 8'4" (3.97m x 2.55m)



Ensuite 8'4" x 5'5" (2.55m x 1.67m)

Bedroom four 8'0" x 7'5" (2.46m x 2.28m)



Lounge 9'8" x 8'1" (2.95m x 2.48m)



Sitting/Dining Room 14'0" x 10'9" (4.29m x 3.29m)



Kitchen 13'11" x 9'1" (4.25m x 2.79m)



Garage 18'6" x 8'4" (5.64m x 2.55m)

Bathroom 8'6" x 6'8" (2.60m x 2.04m)

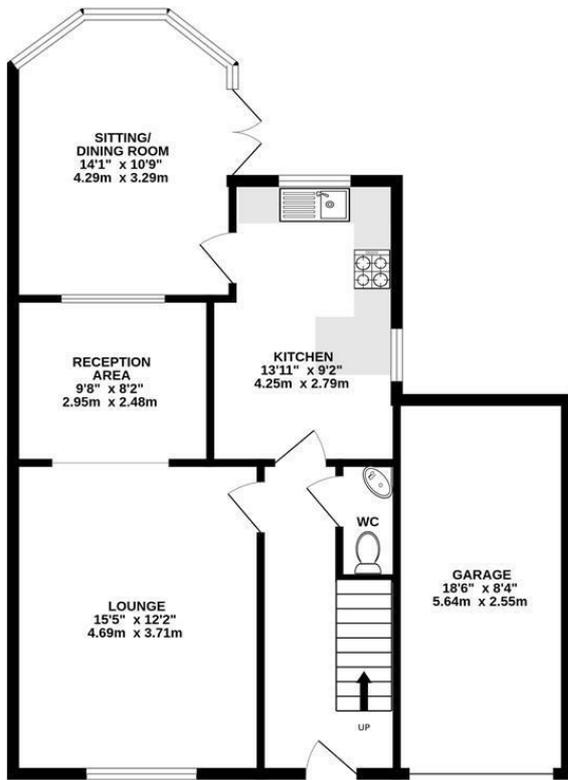


Outside

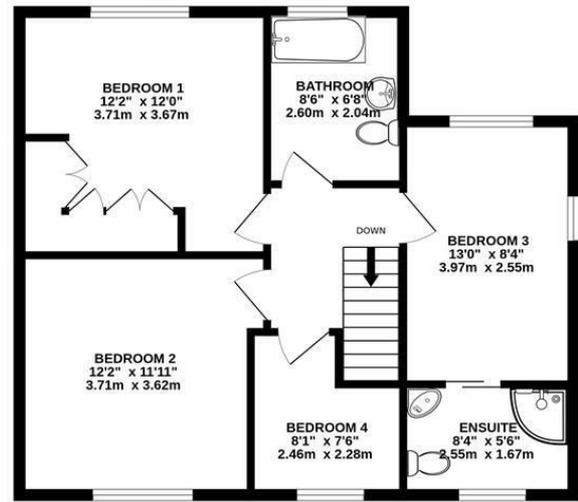


# Floor Plan

**GROUND FLOOR**  
789 sq.ft. (73.3 sq.m.) approx.



**1ST FLOOR**  
606 sq.ft. (56.3 sq.m.) approx.

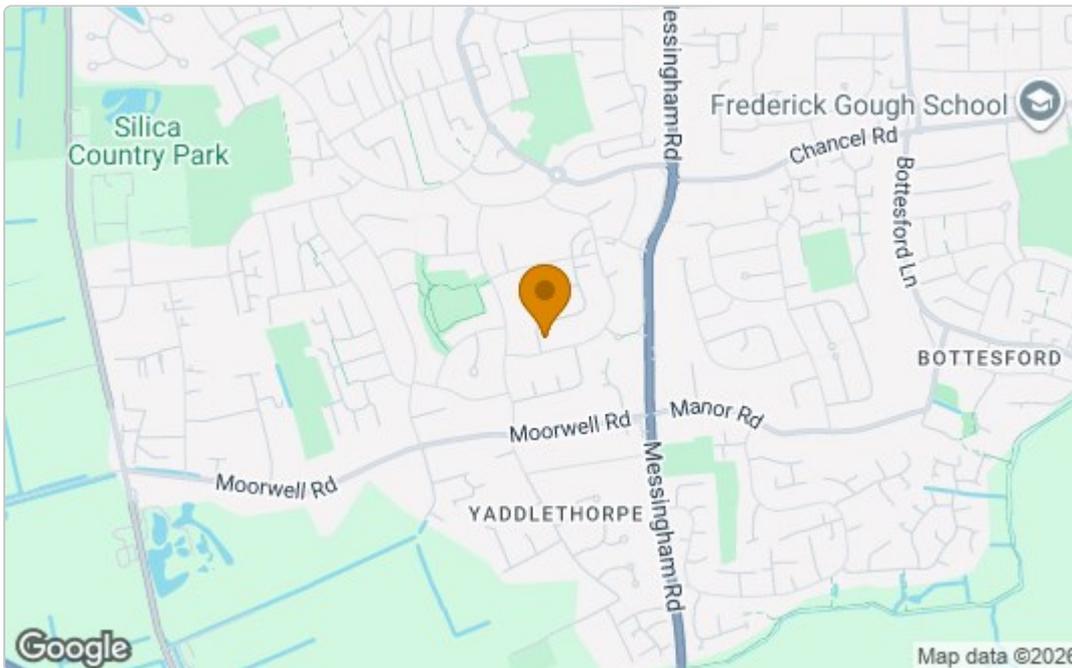


TOTAL FLOOR AREA : 1395 sq.ft. (129.6 sq.m.) approx.

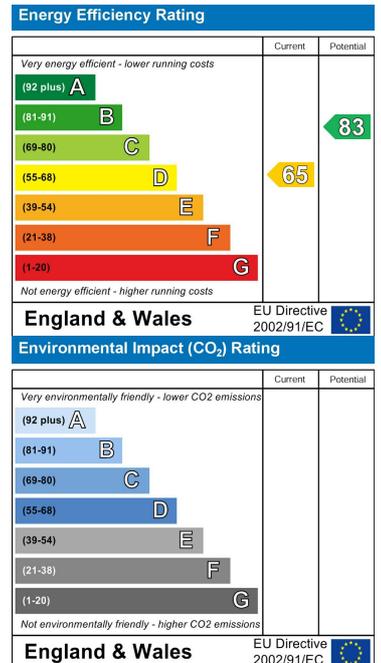
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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