



**49 Laurel Way**  
**Scunthorpe, DN16 3GT**  
**£250,000**

*Bella*  
properties

**Presenting for sale this superb detached four bedroom detached home! Located on Laurel Way in the always popular Timberlands area of Scunthorpe, this home is ideal for growing families offering a practical layout which briefly comprises downstairs of the entrance hall, dining room, living room, kitchen with separate utility area and W/C. Upstairs, the landing serves the four bedrooms, the master benefitting from an en-suite, and the family bathroom. Externally, there is off road parking to the front of the property, a detached, brick built garage and to the rear a well presented garden with an outbuilding currently utilised as a home office.**

**In a great location close to supermarkets, restaurants, good schools and transport links, viewings are now available on this fantastic family home. Please contact us to book your viewing!**



- Hallway** 12'3" x 6'3" (3.74 x 1.92)  
Wooden flooring with central heating radiator and internal doors lead to the kitchen, living room and dining room. Carpeted stairs lead to the first floor accommodation.
- Kitchen** 9'8" x 12'2" (2.97 x 3.73)  
Vinyl effect flooring with central heating radiator and uPVC window faces to the front of the property. Base height and wall mounted units with countertops, tiled splashbacks, integrated oven, grill, hob and overhead extractor fan, integrated sink and drainer and integrated dishwasher. Opening leads to the utility.
- Utility** 5'11" x 7'8" (1.81 x 2.34)  
Vinyl effect flooring with base height and overhead unit, countertop and space and plumbing for white goods. External door leads to the rear of the property.
- W/C** 2'11" x 5'11" (0.89 x 1.81)  
A two piece suite consisting of toilet and sink. uPVC window faces to the rear of the property.
- Dining Room** 8'6" x 12'3" (2.61 x 3.74)  
Wooden flooring with coving to the ceiling and central heating radiator. uPVC bay window faces to the front of the property.
- Living Room** 11'11" x 15'6" (3.64 x 4.74)  
Wooden flooring with coving to the ceiling, central heating radiator and electric feature log burner set on marble effect surround. uPVC French doors lead to the rear garden.
- Landing** 12'5" x 3'8" (3.81 x 1.14)  
Carpeted with internal doors leading to the the four bedrooms, bathroom and storage cupboard.
- Master Bedroom** 11'11" x 9'3" (3.64 x 2.83)  
Carpeted with central heating radiator, built in storage and uPVC window faces to the rear of the property. Internal door leads to the en-suite.
- En-Suite** 8'6" x 4'3" (2.61 x 1.31)  
Vinyl effect flooring with part tiled walls, heated towel rail and uPVC window faces to the side of the property. A three piece suite consisting of shower cubicle, sink and toilet.
- Bedroom Two** 14'5" x 9'8" (4.4 x 2.97)  
Carpeted with central heating radiator and two uPVC windows face to the front of the property.
- Bedroom Three** 9'3" x 8'6" (2.83 x 2.61)  
Carpeted with central heating radiator and uPVC window faces to the front of the property.
- Bedroom Four** 8'5" x 7'8" (2.58 x 2.36)  
Carpeted with central heating radiator and uPVC window faces to the rear of the property.
- Bathroom** 8'6" x 4'7" (2.61 x 1.41)  
Vinyl effect tiled flooring with part tiled walls, heated towel rail and uPVC window facing to the side of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.
- External**  
To the front of the property is a block paved driveway for off road parking in front of the detached, brick built garage. Access to the rear is down the side of the property to the lawned garden with gravel area, storage shed and outbuilding currently utilised as home office with electrics.
- Disclaimer**  
The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

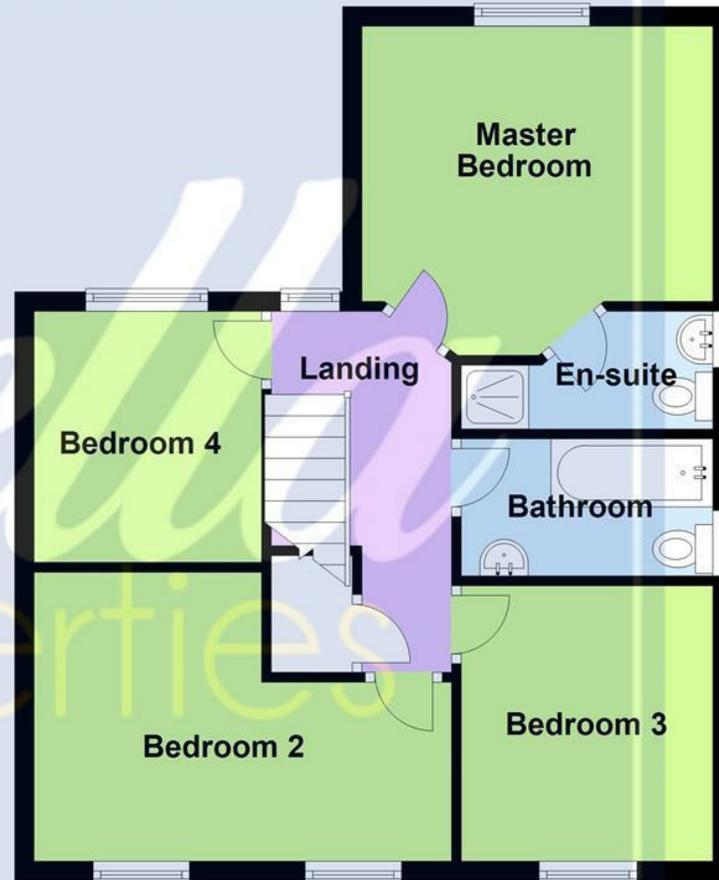




## Ground Floor



## First Floor



Total area: approx. 101.4 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		77
(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		
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