



40 North Parade  
Scunthorpe, DN16 2PG  
£105,000

*Bella*  
properties



**\*\* RECENTLY REFURBISHED! \*\*** Bella Properties welcomes to the market for sale this lovely two bedroom semi detached property located on North Parade, Ashby. Absolutely ideal for a first time buyer, this home is ready to move straight into and briefly comprises of the entrance hall, two reception rooms and the kitchen to the ground floor as well as the external W/C and storage. Upstairs, there are two double bedrooms and the three piece bathroom served by the landing. Externally, there is a low maintenance garden to the front of the property with street parking, and a well presented lawned garden to the rear with garage.

Within easy reach of local amenities including shops, restaurants, local schools, Ashby High Street and transport links, this home presents an excellent purchase and viewings are now available!



**Hall** 18'1" x 2'8" (5.53 x 0.83)

Entrance to the property is via the front door and into the hall. Internal doors lead to the living room and dining room.

**Living Room** 13'2" x 11'5" (4.03 x 3.5)

Carpeted with central heating radiator and uPVC window faces to the front of the property.

**Dining Room** 13'9" x 11'3" (4.21 x 3.43)

Carpeted with central heating radiator and uPVC window faces to the rear of the property.

**Kitchen** 16'0" x 6'11" (4.88 x 2.11)

Laminate effect flooring with two uPVC windows facing to the side of the property, and external door giving external access. A variety of base height and wall mounted units with countertops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods.

**Storage** 6'11" x 3'3" (2.11 x 1.0)

External access to storage room.

**W/C** 6'11" x 3'3" (2.11 x 1.0)

External access to W/C.

**Landing** 13'9" x 5'1" (4.21 x 1.57)

Carpeted with internal doors leading to the two bedrooms and bathroom.

**Bedroom One** 13'3" x 14'5" (4.04 x 4.4)

Carpeted with central heating radiator and uPVC window faces to the front of the property.

**Bedroom Two** 13'9" x 9'0" (4.21 x 2.76)

Carpeted with central heating radiator and uPVC window faces to the rear of the property.

**Bathroom** 11'6" x 6'11" (3.51 x 2.11)

Laminate effect flooring with central heating radiator and uPVC window faces to the side of the property. A three piece suite consisting of shower cubicle, sink and toilet. Includes built in storage.

**External**

To the front of the property is a low maintenance garden. To the rear is a good sized garden with lawn area, Astroturf, and wooden sheds for storage, as well as a garage.

**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. 95.4 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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>60</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
	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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 