



149 Burringham Road
Scunthorpe, DN17 2DF
£185,000

Bella
properties

Bella Properties brings to the market for sale this four bedroom semi detached property located on the always popular Burringham Road in Scunthorpe. Spacious internally and externally, this property benefits from two reception rooms, four sizeable bedrooms and two bathrooms. The space continues outside with ample parking to the front of the property for multiple vehicles, and a generously sized rear garden with garage and summerhouse.

A great home for a family, this home is perfectly positioned close to schools, shops and transport links. Viewings are available immediately and come highly recommended to appreciate this lovely home!



Entrance 2'7" x 12'1" (0.8 x 3.7)

Entrance to the property is via the front door and into the hall. Internal door leads to the lounge. Stairs lead to the first floor accommodation.

Lounge 12'1" x 14'9" (3.7 x 4.5)

Laminate flooring with coving to the ceiling, central heating radiator, gas fireplace set on marble effect surround and uPVC bay window faces to the front of the property. Internal door leads to the kitchen/breakfast room.

Kitchen/Breakfast Room

Tiled flooring with coving to the ceiling, central heating radiator and uPVC windows face to the rear and side of the property. A mixture of wall mounted and base height units with countertops and tiled splashbacks, integrated stainless steel sink and drainer, integrated dishwasher, overhead extractor fan and space and plumbing for white goods.

Dining Room 13'5" x 9'5" (4.1 x 2.88)

Tiled flooring with coving to the ceiling, central heating radiator, uPVC windows to either side of the property and French doors to the rear garden.

Landing 8'0" x 8'1" (2.44 x 2.48)

Carpeted with coving to the ceiling and internal doors lead to all four bedrooms and the two bathrooms.

Bedroom One 14'7" x 8'2" (4.45 x 2.5)

Wooden flooring with coving to the ceiling, central heating radiator, built in wardrobes and uPVC window faces to the front of the property.

Bedroom Two 14'4" x 9'1" (4.39 x 2.78)

Laminate flooring with central heating radiator and uPVC windows to the front and side of the property.

Shower Room 5'0" x 5'1" (1.53 x 1.56)

A three piece suite consisting of corner shower cubicle, sink and toilet.

Bedroom Three 11'11" x 10'2" (3.65 x 3.1)

Vinyl effect flooring with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property.

Bedroom Four 8'5" x 10'5" (2.59 x 3.2)

Carpeted with coving to the ceiling, two central heating

radiators and two uPVC windows facing to the front of the property.

Bathroom 8'2" x 8'5" (2.5 x 2.59)

Vinyl effect flooring with coving to the ceiling, heated towel rail and uPVC window faces to the rear of the property. A four piece suite consisting of corner bath, shower cubicle, toilet and sink with vanity unit.

External

To the front of the property is a driveway with ample off road parking. The driveway continues to the rear, via wooden gates. The rear garden is mainly lawned with gravel seating area, garage and summerhouse which has electricity.

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.







Total area: approx. 118.4 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		
(55-68) D		
(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		
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