



5 Marmion Road  
Scunthorpe, DN16 1PQ  
£179,950

*Bella*  
properties

Currently listed for sale through Bella Properties, is this inviting bungalow presenting an excellent choice for couples. Well maintained throughout, the bungalow features an entrance porch and inner hallway, a spacious kitchen, living room, two well-sized bedrooms, and a three piece bathroom suite. Externally, the property boasts a great space with a lawned rear garden with patio areas for entertaining, a wooden/timber garage for off road parking and further storage shed.

Situated in a location with excellent transport links, local amenities are also close by. We encourage potential buyers to arrange a viewing at their earliest convenience to fully appreciate what this bungalow has to offer!



**Porch****8'3" x 4'11" (2.52 x 1.5)**

Entrance to the property is via the front uPVC door and into the porch.

**Inner Hallway****6'8" x 8'3" (2.04 x 2.52)**

Carpeted with central heating radiator.

**Living Room****11'11" x 13'6" (3.64 x 4.12)**

Carpeted with coving to the ceiling, central heating radiator and uPVC bay window faces to the front of the property.

**Kitchen****10'9" x 19'1" (3.28 x 5.82)**

Vinyl effect tiled flooring with central heating radiator, two windows face to the rear of the property and uPVC French doors lead to the rear garden. A mixture of base height and wall mounted wooden units with countertops, tiled splashbacks, integrated oven and grill, integrated fridge/freezer, sink and drainer and space and plumbing for washing machine.

**Bedroom One****11'11" x 12'2" (3.64 x 3.73)**

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

**Bedroom Two****10'11" x 9'0" (3.34 x 2.76)**

Carpeted with coving to the ceiling, central heating radiator and window faces to the rear of the property.

**Bathroom****6'9" x 5'10" (2.08 x 1.78)**

Vinyl effect flooring with central heating radiator and window faces to the rear of the property. A three piece suite consisting of corner shower cubicle, sink with vanity unit and toilet.

**External**

To the front and side of the property is a low maintenance gravelled garden with a wooden/timber garage, for off road parking. The rear garden is well presented and mainly laid to lawn, with decking and patio seating areas and further storage shed.

**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.





# Floor Plan



Total area: approx. 74.6 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, independant 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 <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	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		