



12 Ivanhoe Road
Scunthorpe, Lincolnshire DN16 1JJ
£135,000

Bella
properties

**** NO CHAIN **** Bella Properties brings to the market for sale this beautifully presented three bedroom semi detached property in the area of Brumby Scunthorpe. Located on a cul de sac being non overlooked to the rear, the property is ideal for a first time buyer or families being modern throughout with a converted loft room providing additional living space. Close to local amenities and transport links, viewings are available immediately and com highly recommended to appreciate this home.

The property itself briefly comprises of a hallway, living room, kitchen/diner and sun room on the ground floor, three bedrooms and family bathroom on the first floor, and a converted loft room. Externally, there is off road parking to the front and to the rear is a fully enclosed low maintenance rear garden with patio, decking and artificial turf.



Hallway

Entrance to the property is via the uPVC door into the hallway. Stairs lead to the first floor accommodation and doors lead to the living room and kitchen/diner.

Living Room 11'11" x 10'2" (3.64 x 3.11)

Coving to the ceiling, central heating radiator and uPVC window to the front of the property.

Kitchen/Diner 22'6" x 10'4" (6.86 x 3.17)

A modern cream kitchen with a variety of base height and wall mounted units with complimentary counters. Breakfast Bar. Integrated fridge/freezer, free standing washing machine, sink and drainer, oven with electric hob and overhead extractor. Tiled splashbacks, dual aspect uPVC windows, two central heating radiators and uPVC door leads to the sun room.

Sun Room

Spotlights to the ceiling, uPVC window to the rear of the property and uPVC sliding doors lead to the rear garden.

Landing

Carpeted throughout with uPVC window to the rear of the property and doors leading to all three bedrooms and family bathroom. Further stairs lead to the loft room.

Bedroom One 15'1" x 8'9" (4.61 x 2.69)

Central heating radiator, built in storage cupboard and uPVC window to the front of the property.

Bedroom Two 15'1" x 8'11" (4.62 x 2.73)

Central heating radiator, built in storage cupboard and uPVC window to the front of the property.

Bedroom Three 10'0" x 6'7" (3.06 x 2.02)

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

Bathroom

Three piece white suite consisting of toilet, sink with vanity unit under and bath with mid taps. uPVC window to the rear of the property.

Loft Room 14'10" x 10'9" (4.53 x 3.29)

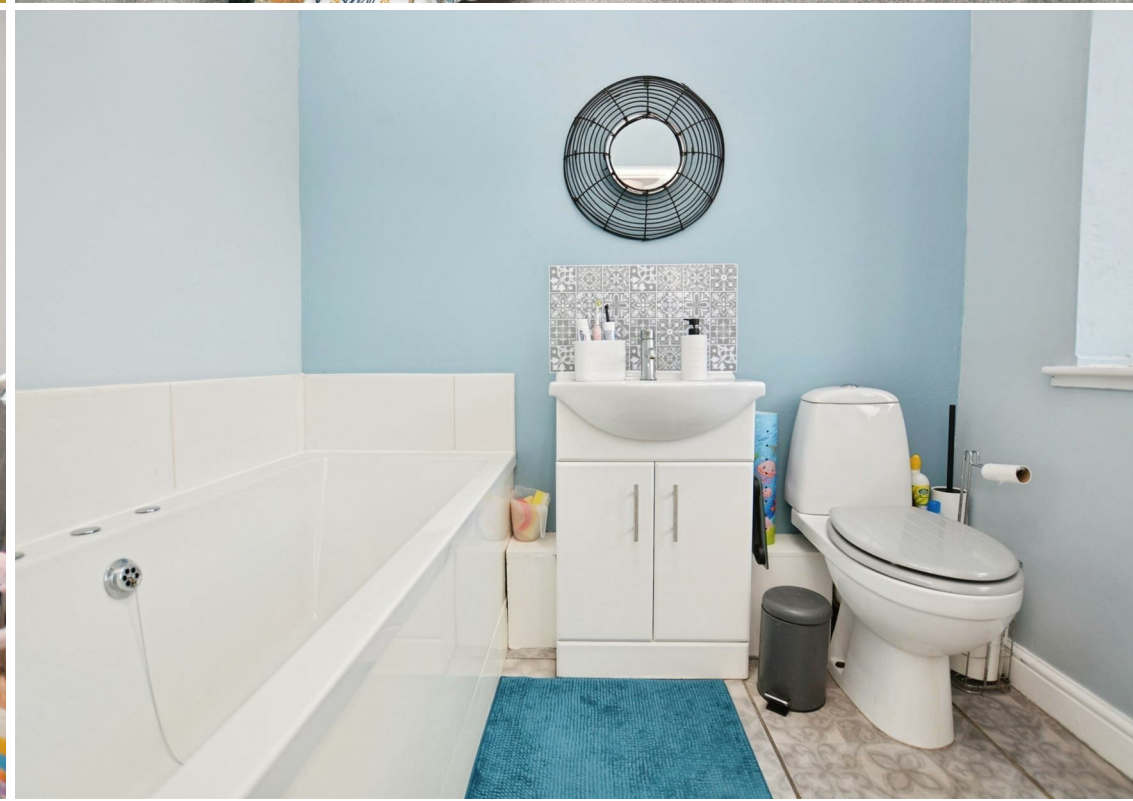
Carpeted throughout with spotlights to the ceiling, two velux style windows to the rear of the property and central heating radiator.

External

To the front of the property is off road parking and lawned garden. To the rear of the property is a low maintenance, non overlooked garden with artificial grass, decking area and patio area.

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		69	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.