



**9 Lindale Gardens  
Scunthorpe, DN16 2HW  
£140,000**

*Bella*  
properties



**Sold with no ongoing chain for ease of purchase, Bella Properties welcomes to the market this lovely three bedroom semi detached home. Absolutely ideal for a first time buyer, this home is well maintained throughout and ready for any buyer to make their own. The downstairs consists of the hallway, living room, dining room, kitchen, rear porch and W/C, and to the first floor is the landing, three bedrooms and bathroom. Externally, there are well presented gardens lawned gardens to the front and rear, a detached garage and off road parking.**

**Close to local amenities including schools, pubs, shops and transport links, viewings are now available on this delightful home and come recommended!**



### Hall

Entrance to the property is via the front door and into the hall. Internal door leads to the living room and carpeted stairs lead to the first floor accommodation.

### Living Room 11'6" x 13'0" (3.51 x 3.98)

Carpeted with coving to the ceiling, central heating radiator and gas fireplace set on marble and wood effect surround. uPVC window faces to the front of the property, double doors lead to the dining room.

### Dining Room 15'3" x 10'4" (4.65 x 3.16)

Wooden flooring with coving to the ceiling, central heating radiator and uPVC window facing to the side of the property. Internal door leads to the dining room.

### Kitchen 7'1" x 10'2" (2.16 x 3.1)

Vinyl effect wood flooring with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property. Base height and wall mounted units with complimentary wooden counters, tiled splashbacks, integrated stainless steel sink and drainer, and space and plumbing for white goods. Kitchen leads to the rear porch.

### W/C 4'9" x 3'1" (1.45 x 0.96)

Downstairs W/C with uPVC window facing to the side of the property.

### Rear Porch 4'7" x 3'7" (1.4 x 1.1)

Internal door leads to the W/C. External door leads to the rear of the property.

### Landing 7'10" x 5'4" (2.4 x 1.65)

Carpeted with internal doors leading to all three bedrooms and bathroom.

### Bedroom One 11'1" x 9'6" (3.38 x 2.9)

Carpeted with coving to the ceiling, central heating radiator, built in storage and uPVC window facing to the front of the property.

### Bedroom Two 10'5" x 9'6" (3.18 x 2.9)

Carpeted with coving to the ceiling, central heating radiator, built in storage and uPVC window facing to the rear of the property.

### Bedroom Three 7'1" x 5'4" (2.17 x 1.65)

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

### Bathroom 6'2" x 5'4" (1.89 x 1.65)

Wooden flooring with part tiled walls, central heating radiator and uPVC window facing to the rear of the property. A three piece suite consisting of double shower cubicle, sink and toilet.

### External

To the front of the property is a well presented lawned garden with a driveway offering off street parking, leading to the detached garage and rear garden. The rear garden is of good size and mainly laid to lawn.

### 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



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>85</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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			<b>67</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	