



12 Plantation Drive
Scunthorpe, DN15 8FJ
£190,000

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properties

Bella Properties are delighted to bring to the market this lovely three bedroom semi detached home located on Plantation Close, Scunthorpe. With neutral décor throughout, this would make a lovely family home and briefly comprises the entrance hallway, W/C, living room and kitchen/diner on the ground floor, with the landing, three bedrooms, the master benefitting from its own en-suite, and the family bathroom to the first floor. Externally, there is a lawned garden to the rear of the property with patio area, and a brick built garage to the side of the property with off road parking.

In a position close to local amenities including schools, retail parks and restaurants, this home is in a prime position. Viewings come highly recommended to appreciate this home and are now available!



Hall 20'4" x 3'2" (6.21 x 0.97)

Entrance to the property is via the front door and into the hall. Internal doors lead to the W/C, kitchen/diner and living room. Stairs lead to the first floor accommodation.

Living Room 14'7" x 11'4" (4.47 x 3.47)

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

Kitchen/Diner 14'7" x 9'6" (4.47 x 2.9)

Vinyl effect tiled flooring with central heating radiator, uPVC window faces to the side of the property and uPVC French doors lead to the rear garden. A variety of base height and wall mounted units with countertops, splashbacks, integrated oven, electric hob and overhead extractor fan, integrated stainless steel sink and drainer and space and plumbing for white goods.

W/C 2'11" x 5'4" (0.89 x 1.64)

A two piece suite consisting of toilet and sink. Central heating radiator and uPVC window faces to the front of the property.

Landing 10'0" x 6'1" (3.07 x 1.86)

Internal doors lead to all three bedrooms and family bathroom.

Master Bedroom 14'10" x 8'2" (4.54 x 2.51)

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

En-Suite 5'4" x 6'4" (1.64 x 1.95)

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

Bedroom Two 8'2" x 9'6" (2.51 x 2.9)

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

Bedroom Three 6'1" x 8'1" (1.86 x 2.48)

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

Bathroom 6'2" x 6'2" (1.88 x 1.88)

A three piece suite consisting of bathtub, sink and toilet. uPVC window faces to the side of the property.

External

The rear garden is mainly laid to lawn with patio seating area. To the side of the property is a brick built garage with off road parking.

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. 74.4 sq. metres (800.5 sq. feet)

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		97
(81-91) B	85	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC