



**32 Nutwood View**  
**North Lincolnshire, DN16 3GN**  
**£125,000**

*Bella*  
properties

\*\* CHAIN FREE \*\* \*\* IDEAL PURCHASE FOR FIRST TIME BUYERS \*\*

Located in the always popular Timberlands area of Scunthorpe, this two bedroom semi detached property is brought to the market for sale by Bella Properties. Located within a cul de sac, the property is well presented throughout and would make a perfect buy for first time buyers to get on the property ladder. In a sought after position, this home is found close to local amenities including schools, shops, motorway links and bus links.

The property itself briefly comprises of the porch, living room, kitchen/diner, WC and conservatory on the ground floor with the landing, two bedrooms and bathroom on the first floor. Externally, there are well maintained lawned gardens to the front and rear. Viewings are available immediately and come highly recommended to appreciate this home!



**Porch****2'11" x 3'7" (0.91 x 1.10)**

Entrance to the property is via the side door and into the hallway. uPVC window faces to the front of the property and internal door leads to the living room.

**Living Room****14'0" x 12'1" (4.28 x 3.7)**

Wooden flooring with central heating radiator and uPVC window facing to the front of the property. Carpeted stairs lead to the first floor accommodation.

**W/C****5'1" x 3'0" (1.56 x 0.92)**

Vinyl effect flooring with central heating radiator and uPVC window facing to the side of the property. A two piece suite consisting of toilet and sink.

**Kitchen****7'8" x 12'1" (2.36 x 3.7)**

Vinyl effect flooring with central heating radiator and uPVC window and French doors face to the conservatory. Base height and wall mounted units with integrated oven and hob, integrated sink and drainer with space and plumbing for white goods.

**Conservatory****9'7" x 10'8" (2.94 x 3.27)**

Brick based construction with wooden flooring and uPVC windows and doors facing to the rear garden.

**Landing**

Carpeted with internal doors leading to the two bedrooms and bathroom.

**Bedroom One****9'8" x 12'1" (2.97 x 3.7)**

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

**Bedroom Two****12'1" x 8'6" (3.7 x 2.61)**

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

**Bathroom****6'5" x 6'0" (1.98 x 1.84)**

Wooden flooring with central heating radiator and uPVC window facing to the side of the property. A three piece suite consisting of bathtub with overhead electric shower, sink and toilet.

**External**

To the front of the property is a lawned garden with a pathway to the entrance of the property. Access to the rear

is down the side of the property where you will find a well presented garden with a lawn and wooden 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.





## Ground Floor



## First Floor



Energy Efficiency Rating		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs (92 plus) A	Current	88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	Current	
(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		

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.