



31 Lodge Road
Scunthorpe, Lincolnshire DN15 7EN
£165,000

Bella
properties

Bella Properties are delighted to bring to the market this beautifully presented three bedroom semi detached family home. Neutrally decorated throughout, the property benefits from a good sized rear garden, off road parking and a location close to many local amenities and transport links. Located in an ever popular residential area, this home is ideal for a family/first time buyer. Sold with the benefit of no onward chain, viewings are available immediately and come highly recommended. Book early to avoid disappointment.

The property briefly comprises of a hallway, kitchen, open plan living dining room, downstairs W/C, landing, three bedrooms and family bathroom. Externally there is off parking to the front with a large well maintained garden with patio to the rear.



Entrance Hallway 5'11" x 15'2" (1.81 x 4.64)

Enter the property through a white uPVC double glazed door in to the hallway. The hallway is carpeted throughout with central heating radiator and stairs to the first floor. Doors leading to Living Room, Dining Room, Kitchen and Downstairs W/C.

Living Room 12'5" x 11'10" (3.79 x 3.63)

Great family room with the wall opened up into the dining room. Carpeted with uPVC bayed window to the front and central heating radiator.

Dining Room 12'5" x 10'0" (3.79 x 3.05)

Through from the Living Room again it has the same carpeted flooring with uPVC double glazed window to the rear and a central heating radiator.

Kitchen 14'10" x 9'1" (max) (4.54 x 2.78 (max))

Laminate flooring throughout with spotlights, uPVC window and door to the side and window to the rear of the property. A variety of white base height and wall mounted units with complementary counters, tiled splashbacks, and integrated appliances.

Downstairs W/C 4'4" x 2'6" (1.33 x 0.78)

A two piece suite consisting of toilet and sink. uPVC window to the side of the property. Tiled flooring and walls.

Landing 8'9" x 5'11" (2.69 x 1.81)

Fully carpeted throughout with uPVC window to the side, Entrance to the family suite and three bedrooms.

Bedroom One 12'5" x 11'10" (3.8 x 3.61)

Fully carpeted throughout with central heating radiator and uPVC window to the front of the property.

Bedroom Two 12'4" x 10'1" (3.77 x 3.08)

Fully carpeted throughout with central hearing radiator, uPVC window to the rear of the property.

Bedroom Three 7'2" x 7'0" (2.19 x 2.14)

Fully carpeted throughout with uPVC window to the front of the property.

Bathroom 5'10" x 5'8" (1.79 x 1.75)

Three piece bath, toilet and sink. Laminate flooring, heated towel rail and uPVC window to the rear of the property.

Externally

The front of the property is mostly lawned, with a driveway for off street parking which leads to the rear. The rear garden is mainly laid to lawn with gravelled 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.





Ground Floor



Total area: approx. 84.9 sq. metres (914.2 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 | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (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 | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 38 | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |