



20 Danum Road  
Scunthorpe, DN17 1DA  
£175,000

*Bella*  
properties

**\*\* Beautiful Family Home! \*\*** Bella Properties are delighted to present this lovely three bedroom semi detached property located on Danum Road, Scunthorpe. With modern and tasteful décor throughout, this home benefits from a spacious, open plan dining and living room, a downstairs W/C and garage, making it an ideal family home!

In the always popular Old Brumby Area of Scunthorpe, you will find yourself within walking distance of many local amenities, including shops, schools and transport links to further afield. The property itself briefly comprises the entrance porch and hallway, living room, dining room, W/C, kitchen and utility on the ground floor. To the first floor is the landing, three bedrooms and family bathroom. Externally, there is space for off road parking, a lawned garden to the rear with seating area and an attached garage.

Viewings are available now and come highly recommended to appreciate this gorgeous home!



### **Porch**

Entrance to the property is via the front uPVC double doors into the porch. Internal door leads to the hallway.

### **Hallway**

10'10" x 6'5" (3.31 x 1.98)

Wooden flooring with central heating radiator and internal doors lead to the living room and kitchen. Carpeted stairs lead to the first floor accommodation.

### **Living Room**

12'11" x 13'5" (3.96 x 4.1)

Carpeted with coving to the ceiling, central heating radiator and uPVC bay window faces to the front of the property. Opening leads to the dining room.

### **Dining Room**

12'0" x 11'10" (3.66 x 3.63)

Carpeted with coving to the ceiling, two central heating radiators and uPVC bay window faces to the rear of the property.

### **Kitchen**

12'2" x 7'5" (3.71 x 2.27)

Wooden flooring with dual aspect uPVC windows facing to the side of the property. A mixture of base height and wall mounted units with complimentary countertops, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer with space and plumbing for washing machine.

### **Utility**

5'6" x 6'2" (1.7 x 1.89)

Vinyl effect tiled flooring with central heating radiator and uPVC windows face to either side of the property. Space for American style fridge/freezer.

### **W/C**

2'10" x 4'8" (0.87 x 1.44)

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

### **Landing**

9'0" x 7'4" (2.76 x 2.25)

Carpeted with uPVC window facing to the side of the property. Internal doors lead to the three bedrooms and bathroom.

### **Bedroom One**

12'0" x 11'11" (3.66 x 3.65)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property.

### **Bedroom Two**

10'11" x 12'1" (3.34 x 3.69)

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

### **Bedroom Three**

9'8" x 7'4" (2.97 x 2.25)

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

### **Bathroom**

6'7" x 7'4" (2.01 x 2.25)

Vinyl effect tiled flooring with tiled walls, coving to the ceiling, heated towel rail and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub with overhead shower, toilet and sink with vanity unit.

### **External**

To the front of the property is a lawned garden with a driveway for off road parking which leads to the attached garage. Access to the rear is down the side of the property to the garden which is mainly laid to lawn with gravel and patio seating 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. 96.6 sq. metres

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>		
(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		
England & Wales		
		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>		
(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		
England & Wales		
		EU Directive 2002/91/EC