



**9 Windsor Crescent  
Scunthorpe, DN17 2RF  
£245,000**

*Bella*  
properties

**A delightful detached bungalow is now available to purchase, nestled in a peaceful cul de sac. This property, presented in great condition, offers an ideal blend of comfort and convenience for families and couples alike, and features three welcoming bedrooms, two reception rooms and is set on a good-sized plot, benefitting from a detached garage, as well as off road parking.**

**Sold with Bella Properties, this home is located close to Yaddlethorpe's amenities including local schools, shops, pubs and transport links to further afield. Viewings are now available and come highly recommended to appreciate this home!**



### **Porch**

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

### **Hall**

Carpeted with internal doors leading to the lounge, kitchen, three bedrooms and shower room.

### **Lounge** 18'2" x 14'7" (5.56 x 4.45)

Carpeted with coving to the ceiling, central heating radiator and uPVC windows facing to the front and side of the property.

### **Kitchen** 10'7" x 11'7" (3.24 x 3.55 )

Tiled flooring with uPVC windows facing to the front and side of the property. Base height and wall mounted units with complimentary counters, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods including Range cooker. External door gives access to the side of the property.

### **Conservatory** 12'4" x 12'10" (3.78 x 3.92)

Carpeted with central heating radiator and uPVC windows and doors leading to the rear of the property.

### **Bedroom One** 9'9" x 12'10" (2.98 x 3.92)

Carpeted with coving to the ceiling, central heating radiator and French doors leading to the conservatory.

### **Bedroom Two** 12'3" x 12'10" (3.74 x 3.92)

Laminate effect wood flooring with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

### **Bedroom Three** 7'8" x 9'4" (2.36 x 2.86)

Laminate effect wood flooring with coving to thee ceiling, central heating radiator and uPVC window facing to the side of the property.

### **Shower Room** 7'8" x 6'1" (2.36 x 1.87)

Tiled flooring with tiled walls, heated towel rail and uPVC window facing to the rear of the property. A three piece suite consisting of toilet, sink with vanity unit and shower cubicle.

### **External**

To the front of the property is a lawned garden with a driveway offering plenty of off road parking. The driveway

leads to the rear garden and the detached, brick built garage which measures 6.6m x 4.3m. The rear garden is of good size and mainly laid to lawn, with decking area for entertaining.

### **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**  
Approx. 106.8 sq. metres (1149.7 sq. feet)



Total area: approx. 106.8 sq. metres (1149.7 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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	