



8 Waddington Drive
Scunthorpe, DN17 2TL
£195,000

Bella
properties

Deceptively spacious internally and externally, Bella Properties welcomes to the market this stunning home located on Waddington Drive, in the always sought after Yaddletorpe area of Scunthorpe. With plenty of space for family living, this home boasts three double bedrooms, a spacious lounge/diner, its own utility room separate from the kitchen, a further reception room currently utilised as a gym, and ample off street parking to the front of the property.

Beautifully presented throughout by the current owners, this home is sure to have widespread appeal. Located close to schools, shops, restaurants and transport links, amenities are within easy reach. Viewings are now available by appointment only.



Porch 5'6" x 7'4" (1.7 x 2.26)

Entrance to the property is via the front door and into the porch. uPVC window faces to the front of the property, laminate flooring with coving to the ceiling and central heating radiator.

Hall 6'6" x 11'10" (2.0 x 3.61)

Carpeted with coving to the ceiling, central heating radiator and internal doors lead to the lounge/diner and kitchen. Carpeted stairs lead to the first floor accommodation.

Gym 12'4" x 10'7" (3.78 x 3.23)

Reception room currently utilised as a gym. Carpeted with uPVC window facing to the front of the property.

Lounge/Diner 12'3" x 22'2" (3.75 x 6.78)

Vinyl effect flooring with coving to the ceiling, central heating radiator, wall mounted electric fireplace and uPVC windows face to both sides of the property.

Kitchen 20'4" x 10'0" (6.2 x 3.05)

Vinyl effect flooring with coving to the ceiling, central heating radiator, dual uPVC windows face to the rear of the property and uPVC door leads to the rear garden. A variety of base height and wall mounted units with countertops, splashbacks, breakfast bar, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods including American style fridge/freezer.

Utility 5'4" x 10'11" (1.65 x 3.33)

Carpeted with central heating radiator, countertop and space and plumbing for white goods.

Landing 8'4" x 5'6" (2.55 x 1.69)

Carpeted with coving to the ceiling, uPVC window faces to the side of the property and internal doors lead to all three bedrooms, bathroom and storage cupboard.

Bedroom One 12'3" x 10'3" (3.74 x 3.14)

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

Bedroom Two 9'8" x 10'3" (2.95 x 3.14)

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

Bedroom Three 7'11" x 14'6" (2.42 x 4.44)

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

Bathroom 5'7" x 7'11" (1.71 x 2.42)

Vinyl effect tiled flooring with part tiled walls, central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub, sink and toilet.

External

Set on a great size plot, to the front of the property is a lawned garden with a driveway for off road parking for multiple vehicles. Access to the rear is down the side of the property to the garden which is mainly laid to lawn with decking areas ideal 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.







Total area: approx. 116.3 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) A		
(81-91) B		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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