



**93 Priory Lane, Scunthorpe
Lincolnshire DN17 1HD
£130,000**

Generously extended two bedroom semi-detached home, brought to the market for sale by Bella Properties. Located on Priory Lane in Scunthorpe, close to the locals schools, colleges and amenities, this makes for the ideal first home with the added bonus of an extension on the rear in the form of a light and airy sun-room, open-plan to the kitchen making it a very useful, multi-purpose space.

Presented to a high standard throughout, the home is briefly comprised of a porch, lounge, modern kitchen, spacious sun-room and WC on the ground floor, with two bedrooms and bathroom on the first-floor. Outside, low maintenance gardens and ample off-road parking. Priced to sell, viewings come highly recommended!



Porch

Entrance is gained via the front door into a carpeted porch with central heating radiator. Door leading into the lounge.

Lounge

14'11" x 10'3" (4.57 x 3.13)

Carpeted with electric fire, central heating radiator and double-glazed front aspect window. Door leading into the Kitchen and WC.

Kitchen Area

10'3" x 8'7" (3.13 x 2.64)

Laminate flooring throughout and open-plan to the extension/sunroom. A range of light wood-effect base and wall units with complimentary worktops, sink with drainer unit, built-in electric oven and gas hob with space for a further two appliances and central heating radiator.

Sunroom

16'0" x 8'7" (4.90 x 2.64)

Open-plan from the kitchen with continual laminate flooring, central heating radiator, twin skylights and uPVC double-glazed window and double patio doors into the rear garden.

Landing

Carpeted with central heating radiator and loft hatch access. Doors leading to both bedrooms and bathroom.

Bedroom One

11'9" x 10'3" (3.59 x 3.13)

Carpeted with over-stairs storage cupboard, central heating radiator and double-glazed front aspect window.

Bedroom Two

9'2" x 10'3" (2.81 x 3.13)

Carpeted with central heating radiator and double-glazed rear aspect window.

Bathroom

Vinyl flooring with partly tiled walls, three piece white suite including bath, toilet and sink. Central heating radiator and double-glazed privacy window.

External

Ample off-road parking with driveway leading down the side of the property to gated access into the rear garden. imprinted concrete pathway leading to the patio area with garden shed and lawned area, fully enclosed.

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.

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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England & Wales		EU Directive 2002/91/EC

