



6 The Oval  
Scunthorpe, Lincolnshire DN17 2RX  
£225,000

*Bella*  
properties

Set on a quiet cul de sac in the always popular Yaddlethorpe area of Scunthorpe, Bella Properties are delighted to the market this spacious three bedroom detached property. This home offers two reception rooms, two bathrooms, an open plan kitchen/diner, three good sized bedrooms and a garage. Perfect for any buyer looking to move straight in, this home is beautifully presented throughout and is also in a great location close to local schools, restaurant's, pubs, shops and transport links.

This home consists of the entrance hall, living room, kitchen/diner, W/C and conservatory on the ground floor, with landing into three bedrooms, the master with its own en-suite, and family bathroom on the first floor. Externally there is off road parking to the front and a low maintenance garden to the rear.

Viewings are available now and come highly recommended!



**Entrance Hall** 4'7" x 7'0" (1.40 x 2.15)

Entrance to the property is via the front door and into the hall. uPVC window faces to the front, and internal doors lead to the dining room and living room. Carpeted stairs lead to the first floor accommodation.

**Living Room** 16'11" x 11'11" (5.16 x 3.64)

Carpeted throughout with coving to the ceiling, two central heating radiators and uPVC window faces to the front of the property. Internal double doors lead to the conservatory.

**Kitchen/Diner** 20'3" x 12'2" (6.18 x 3.72)

Wooden flooring with spotlights, central heating radiator and uPVC windows face to either side of the property. A variety of base height and wall mounted modern units with wooden countertops and splashbacks, integrated oven, microwave, hob, sink and drainer, dishwasher and space and plumbing for fridge/freezer and washer.

**W/C** 2'0" x 7'11" (0.62 x 2.43)

A two piece suite consisting of toilet and sink.

**Conservatory** 8'1" x 14'7" (2.48 x 4.47)

Carpeted with windows and doors to the rear garden.

**Landing**

Carpeted throughout with central heating radiator, doors lead into the three bedrooms and bathroom. uPVC window faces to the rear garden.

**Bedroom One** 9'11" x 8'11" (3.03 x 2.73)

Carpeted throughout with central heating radiator, spotlights and internal door leading into the en-suite. uPVC window faces to the front.

**En-Suite** 5'8" x 6'11" (1.74 x 2.11)

Wooden flooring with heated towel rail and uPVC window faces to the front. A three piece suite consisting of shower cubicle, toilet and sink with vanity unit.

**Bedroom Two** 11'6" x 8'10" (3.52 x 2.71)

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

**Bedroom Three** 6'7" x 8'8" (2.03 x 2.65 )

Carpeted throughout with central heating radiator and coving to the ceiling. uPVC window faces to the rear garden.

**Bathroom** 6'3" x 5'9" (1.93 x 1.77 )

A three-piece suite consisting of free-standing bath, toilet and sink with tiled flooring, coving to the ceiling and uPVC window facing to the rear garden.

**External**

To the front of the property is a well presented block paved driveway for parking with gravelled areas. Access to the rear is down the side of the property where you will find the detached, brick built garage and low maintenance garden with patio seating area.

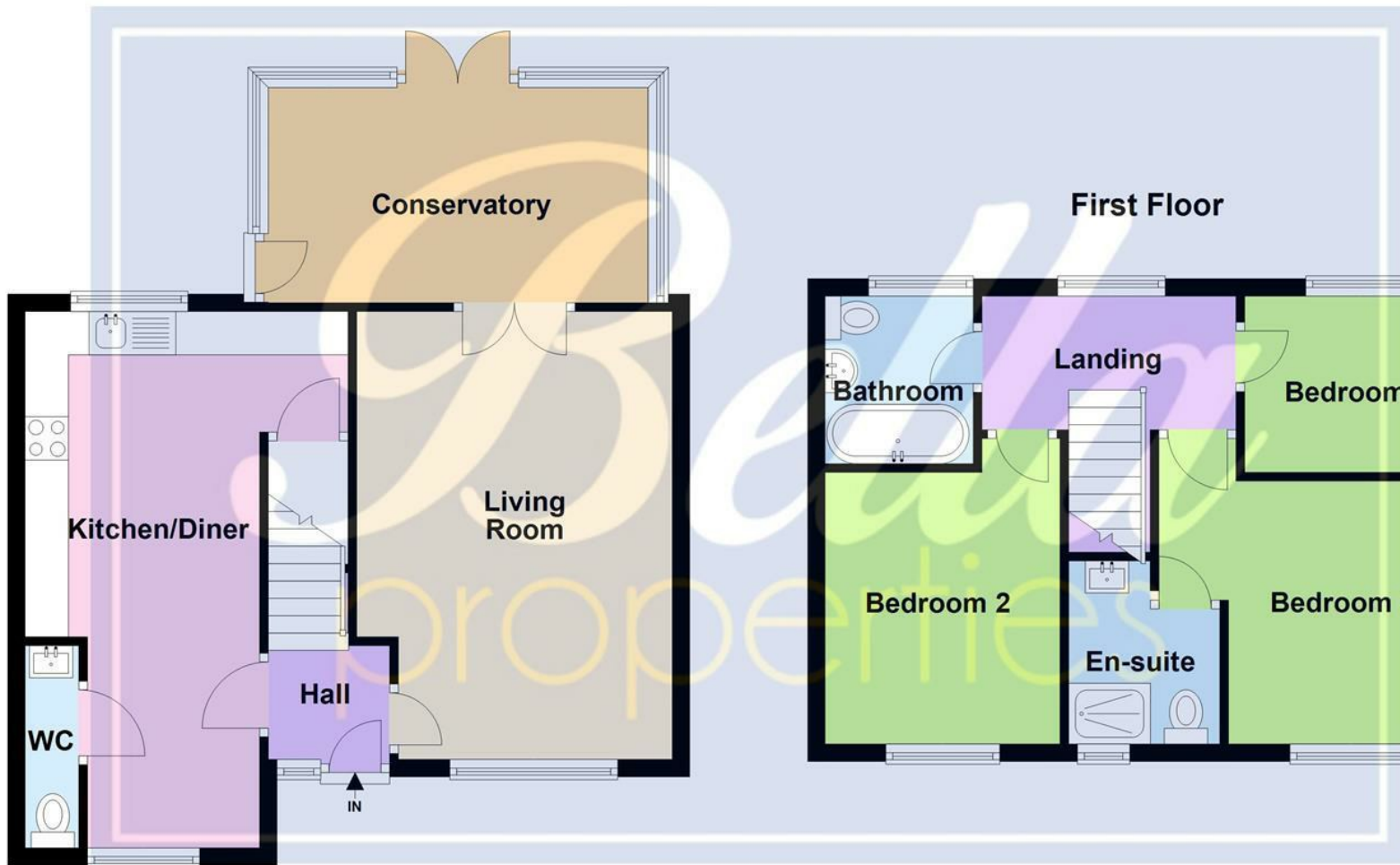
**Disclaimer**

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. 91.4 sq. metres (984.3 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   |         |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A   |         |                         |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales   |         |                         |
|   |         | EU Directive 2002/91/EC |