



**293 Ashby Road
Scunthorpe, DN16 2AB
Offers Over £150,000**

Bella
properties

** Beautiful large plot & newly fitted boiler!**

Chain free! This deceptively spacious semi detached home has lots of character and plenty of space! With three double bedrooms and a modern family bathroom to the first floor and an entrance hall, large open plan lounge/diner and a 18'4" x 9'0" kitchen with patio doors leading to the large rear gardens and social areas to the ground floor!

Neutrally decorated throughout, it's the perfect blank canvas for any prospective buyer to put their own stamp on with great living space and a large garden plot!

Externally, to the front of the property there is off road parking and to the rear there is a generously sized, well kept enclosed lawned garden with established shrubs and borders, multiple social & seating areas for entertaining, fish pond and brick & wooden storage sheds.

Located on Ashby road and is in walking distance to Ashby high street and nearby to the popular Pods leisure centre and many other local amenities, schools, transport links and Scunthorpe town Centre. Ideal for a growing family or first-time buyers looking to get on the property ladder!



Entrance Hall

Entrance to the property is via the front door into the hallway with internal doors leading into the lounge/diner and carpeted stairs to the first floor.

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.

Lounge/Diner 27'4" x 11'5" (8.34 x 3.50)

uPVC bay window to front aspect and window to the rear aspect, laid carpet, two radiators, featured surround with inset gas fire and coving to ceiling. Internal door leads into the kitchen.

Kitchen 18'4" x 9'0" (5.59m x 2.74m)

Two upvc windows to side aspect with external door. A variety of base height and wall mounted units with complementary counters, tiled flooring and radiator. Integrated sink and drainer, space and plumbing for white goods and combi boiler. Internal door leads into the storage cupboard and double patio doors give access to the rear garden.

Bedroom One 12'11" x 14'10" (3.95 x 4.54)

uPVC window to front aspect, laid carpet, radiator, coving and a feature fire surround.

Bedroom Two 13'11" x 9'2" (4.25 x 2.80)

uPVC window to rear aspect, laminate wood effect flooring and radiator.

Bedroom Three 11'5" x 9'0" (3.48 x 2.76)

uPVC window to rear aspect, laminate wood effect flooring and radiator.

Bathroom 2.03 x 1.87

uPVC window to side aspect, tiled flooring and splashback with towel wall radiator. Three piece suite consisting of the toilet, sink with vanity unit and bath with overhead shower.

External

To the front has off road parking with a driveway. To the rear you will find an extremely generously sized, well kept enclosed lawned garden with established shrubs and borders, patio & seating areas for entertaining, fish pond and brick & wooden storage sheds.

Disclaimer

The information displayed about this property comprises a





Ground Floor
Approx. 55.9 sq. metres



First Floor
Approx. 52.8 sq. metres



Total area: approx. 108.7 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		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - lower running costs (92 plus) A	Current	84
(81-91) B		
(69-80) C		
(58-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	Current	
(81-91) B		
(69-80) C		
(58-68) D		
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(21-38) F		
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