



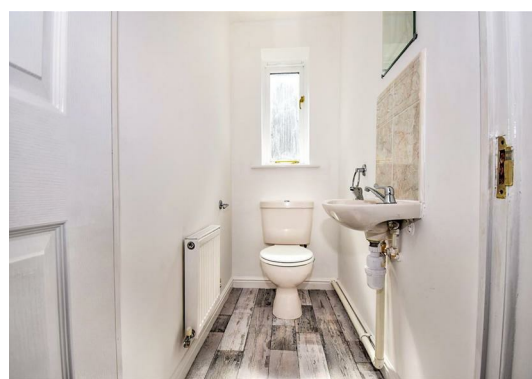
**21 Nutwell Court, Scunthorpe  
DN16 3GL  
Offers Over £116,000**

**\*\* NO CHAIN \*\***

Bella Properties welcomes to the market for sale this beautiful two-bedroom semi-detached house located within the popular Timberlands area of Scunthorpe. This home offers a downstairs WC, off-road parking, two double bedrooms and is set close to shops, schools and transport links. This would be a great opportunity for investors and is also perfect for first-time buyers.

This property comprises of the entrance porch, living room, kitchen and a downstairs WC on the ground floor. Landing, there are two double bedrooms along with a three-piece modern bathroom suite on the first floor. Externally, there's a driveway to the side of the property and an enclosed garden to the rear which is mainly laid to lawn.

Viewings are available immediately to appreciate this home!



### Entrance Porch

Entrance to the property is via the front door into the living room.

### Living Room

14'11" x 10'4" (4.57 x 3.15)

Fully carpeted throughout with central heating radiator and doors leading into the kitchen, WC and stairs to the first floor. Window faces to the front.

### Kitchen

9'3" x 10'4" (2.84 x 3.15)

A variety of base height and wall mounted units with complementary counters and tiled splashbacks. Integrated sink and drain, gas hob, oven with spaces for white goods. External doors and window faces to the rear garden.

### W/C

Two piece downstairs WC consisting of the toilet and sink with tiled splashback. Laminate flooring throughout with central heating radiator and window faces to the rear side.

### Landing

Carpeted throughout with doors giving access to two bedrooms and bathroom.

### Bedroom one

11'9" x 10'4" (3.60 x 3.15)

Fully carpeted throughout with built in storage cupboard and central heating radiator. Window faces to the front.

### Bedroom Two

7'8" x 10'4" (2.36 x 3.15)

Fully carpeted throughout with central heating radiator. Window faces to the rear garden.

### Bathroom

7'3" x 4'10" (2.21 x 1.49)

Three piece suite consisting of the toilet, sink and bath with overhead shower. Laminate flooring throughout with central heating radiator and tiled splashbacks. Window faces to the rear side.

### External

To the front of the property is a low-maintenance lawned garden with a space for parking to the side. To the rear partly lawned and concreted with a shed.

### 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.

