



19 Coningsby Road  
Scunthorpe, DN17 2HJ  
£140,000

*Bella*  
properties

**Absolutely ideal for a first time buyer or family, this three bedroom semi detached home on Coningsby Road, Scunthorpe is brought to the market for sale by Bella Properties. Immaculately presented inside and out by the current owners with modern décor, this home has plenty to offer any prospective buyer with a modern kitchen and dining area, three bedrooms, and well presented gardens to both the front and rear with wooden outbuilding. Found close to many local amenities including schools, transport links, pubs and shops, this home is certain to have widespread appeal! Viewings are available now and come highly recommended to appreciate this beautiful home.**

**The property briefly comprises the living room and kitchen/diner to the ground floor, and the landing serving the three bedrooms, W/C and bathroom upstairs. The loft room completes the internal accommodation on the second floor. Externally, there is off road parking to the front of the property on a block paved driveway, and a well presented rear garden with outbuilding.**



**Kitchen/Diner** 18'0" x 12'2" (5.5 x 3.71)

Entrance to the property is via the front door and into the living room and kitchen/diner. An open plan space with wooden flooring, two central heating radiators, uPVC windows face to the front and rear of the property and external door leads to the rear. A mixture of base height and wall mounted units with integrated appliances and wooden countertops and splashbacks. Stairs lead to the first floor accommodation.

**Living Room** 18'0" x 9'6" (5.5 x 2.9)

Wooden flooring with coving to the ceiling, two central heating radiators, fireplace, spotlights and uPVC windows face to the front and rear of the property.

**Landing** 5'5" x 5'6" (1.67 x 1.68)

Wooden flooring with uPVC window facing to the rear of the property and internal doors leading to all three bedrooms, W/C and bathroom.

**Bedroom One** 12'2" x 8'9" (3.73 x 2.69)

Wooden flooring with coving to the ceiling, central heating radiator, built in wardrobes, additional built in storage and uPVC window faces to the front of the property.

**Bedroom Two** 10'0" x 11'11" (3.06 x 3.64)

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

**Bedroom Three** 8'10" x 7'2" (2.7 x 2.2)

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

**W/C** 4'10" x 1'10" (1.49 x 0.58)

W/C with uPVC window facing to the rear of the property.

**Bathroom** 5'5" x 5'3" (1.67 x 1.61)

A two piece suite consisting of bath and sink with vanity unit. Heated towel rail and uPVC window faces to the side of the property.

**Loft Room** 25'3" x 7'7" (7.71 x 2.32)

Wooden flooring with spotlights, built in storage and Velux window.

**External**

To the front of the property is a block paved driveway with off

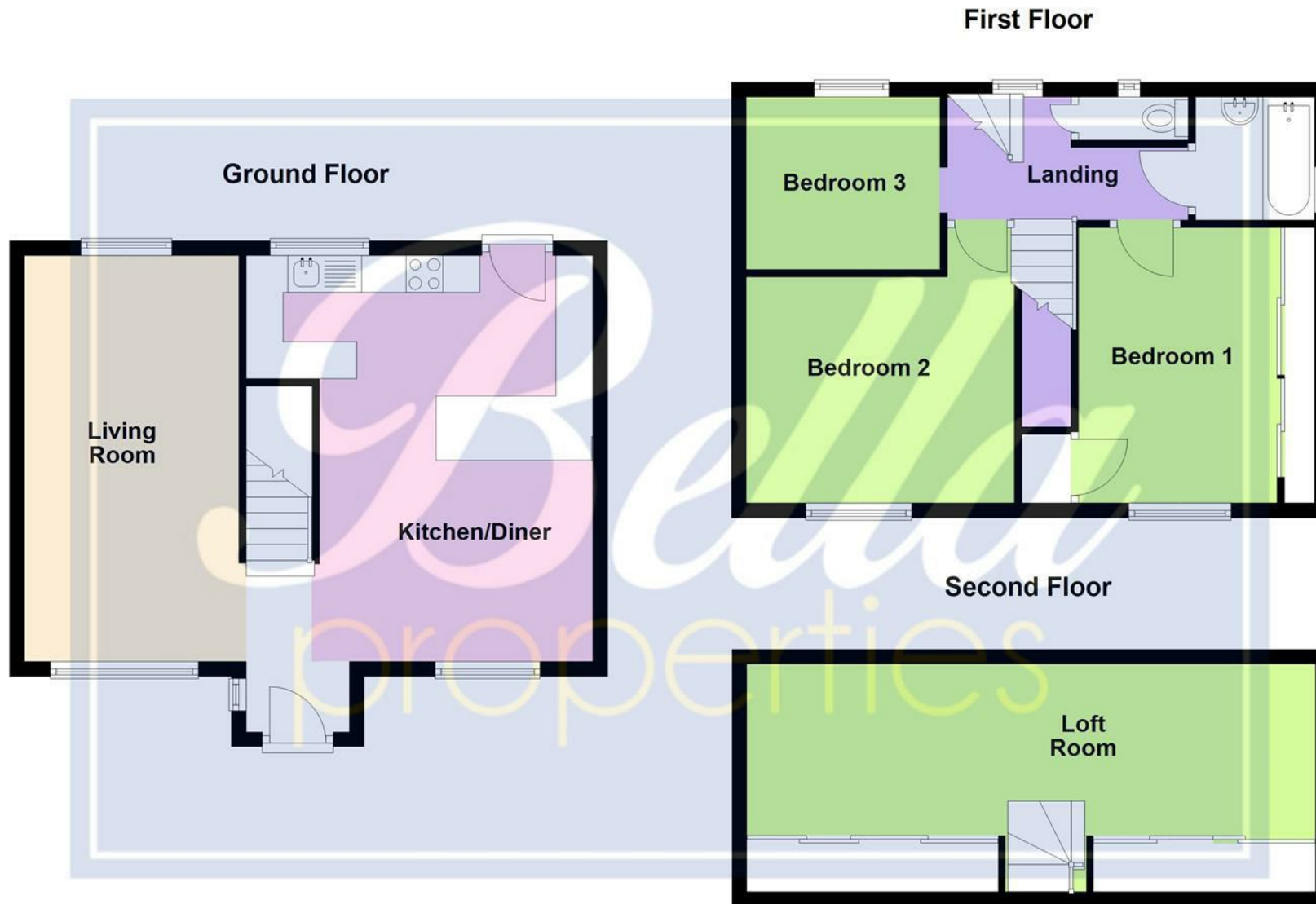
road parking for multiple vehicles. The rear garden is beautifully presented and mainly laid to lawn with gravelled area and wooden decking area, and wooden outbuilding currently utilised as a studio with electrics and sliding doors.

**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. 103.7 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		
	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		
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