



86 Kenilworth Road  
Scunthorpe, DN16 1EY  
£185,000

*Bella*  
properties

**Presenting to you this well-maintained, deceptively spacious three-bedroom detached bungalow available for sale. This home, sold with no forward chain is sure to appeal to couples and families alike.**

**The property briefly comprises the entrance hall, spacious lounge/diner, kitchen with its own utility room, three well proportioned bedrooms, a conservatory and wet room. Externally, there is well maintained, lawned gardens to both the front and rear, off road parking, and two detached, brick built garages.**

**Situated in a location with easy access to public transport links and local amenities, this property is ideally suited for couples who value convenience and ease of access. Viewings are now available and come highly recommended to appreciate this lovely home!**



**Entrance Hall** 5'8" x 11'3" (1.75 x 3.45)

Entrance to the property is via the front uPVC door and into the hallway. Internal doors lead to the lounge/diner, three bedrooms and wet room.

**Lounge/Diner** 20'2" x 19'9" (6.16 x 6.04)

Carpeted with coving to the ceiling, two central heating radiators, electric fireplace set on marble and wood effect surround and uPVC windows facing to the front, side and rear of the property.

**Kitchen** 7'4" x 10'0" (2.24 x 3.05)

Tiled flooring with coving to the ceiling and uPVC windows and door leading to the utility. Base height and wall mounted units with countertops, tiled splashbacks, integrated oven, ceramic hob and overhead extractor fan, integrated sink and drainer, integrated fridge and freezer with space and plumbing for white goods.

**Utility** 7'4" x 7'8" (2.24 x 2.36)

Base height units with space and plumbing for white goods. uPVC windows and door face to the side of the property.

**Bedroom One** 9'11" x 9'10" (3.03 x 3.02)

Carpeted with coving to the ceiling, central heating radiator, wood effect fitted bedroom furniture and uPVC window facing to the conservatory.

**Bedroom Two** 9'11" x 9'10" (3.03 x 3.02)

Carpeted with coving to the ceiling, central heating radiator, wood effect fitted bedroom furniture and uPVC window and door leading to the conservatory.

**Bedroom Three** 5'10" x 9'10" (1.8 x 3.0)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the side of the property.

**Conservatory** 16'1" x 9'8" (4.91 x 2.96)

A lovely additional seating area with brick based construction, vinyl effect wood flooring, central heating radiator and uPVC windows and doors facing to the rear garden.

**Wet Room** 6'4" x 6'8" (1.95 x 2.05)

Altro flooring with heated towel rail and uPVC window facing to the side of the property. A three piece suite consisting of wet room shower, toilet and sink.

**External**

To the front of the property is a lawned garden with shrubs, and a block paved driveway either side of the property offering off road parking. The driveway leads to the detached, brick built garages which benefit from remotely controlled electric doors, and the rear garden. The rear garden is of good size and mainly laid to lawn with gravelled areas and established shrubs and borders, and a greenhouse.

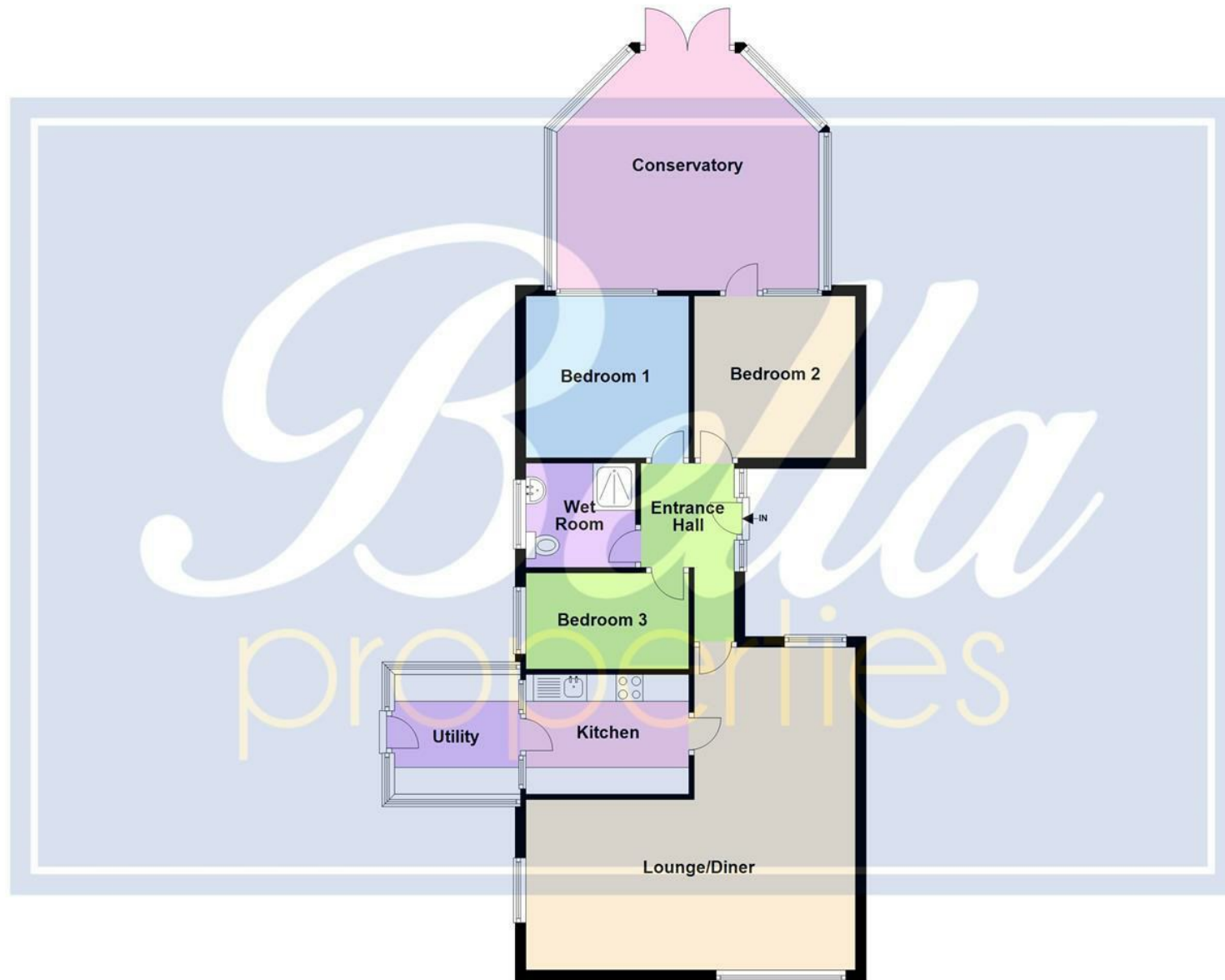
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## Floor Plan



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			80
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	
		