



40 Somervell Road  
Scunthorpe, DN16 3BG  
£145,000

*Bella*  
properties

**Bella Properties are delighted to present this immaculate, semi-detached house for sale located on Somervell Road, in the always popular Ashby area of Scunthorpe. This beautifully presented property, ready for any lucky buyer to move into, is sure to have widespread appeal, particularly with families or first time buyers.**

**With great proportioned rooms throughout, a modern bathroom, an open plan living, dining and kitchen filled with built-in appliances, plenty of off road parking and well presented gardens to both the front and rear, this home is not to be missed!**

**Situated near local amenities such as shops, restaurants, retail parks and transport links, everything you need is within reach. Furthermore, this home is in close proximity to local schools making it an excellent choice for families. With its outstanding condition, viewings are now available!**



**Hall** 5'8" x 13'1" (1.74 x 3.99)

Entrance to the property is via the side door and into the hall. Vinyl effect wood flooring with central heating radiator and uPVC window facing to the side of the property. Internal doors lead to the living room and under stairs storage cupboard. Carpeted stairs lead to the first floor accommodation.

**Living Room** 11'10" x 13'1" (3.62 x 3.99)

Open plan with the dining room, vinyl effect flooring with spotlights, central heating radiator and log burning stove. uPVC bay window faces to the front of the property.

**Dining Room** 8'4" x 7'9" (2.56 x 2.37)

Open plan with the kitchen. Vinyl effect flooring with spotlights, central heating radiator and uPVC French doors leading to the rear of the property.

**Kitchen** 8'4" x 10'2" (2.56 x 3.11)

Vinyl effect flooring with spotlights and uPVC window facing to the side of the property. Base height and wall mounted units with complimentary counters and splashbacks, and modern integral appliances.

**W/C** 3'3" x 3'0" (1.0 x 0.93)

Downstairs W/C with combined sink. uPVC window faces to the side of the property.

**Utility** 5'7" x 3'1" (1.72 x 0.95)

Space for white goods.

**Storage** 7'11" x 5'7" (2.42 x 1.72)

Additional storage space. uPVC window faces to the side of the property and external door gives rear access.

**Landing**

Carpeted with two uPVC windows facing to the side of the property. Internal doors lead to all three bedrooms and family bathroom.

**Bedroom One** 8'1" x 13'0" (2.47 x 3.97)

Carpeted with central heating radiator and uPVC window facing to the rear of the property.

**Bedroom Two** 9'6" x 13'4" (2.91 x 4.08)

Carpeted with central heating radiator, built in storage and uPVC window facing to the front of the property.

**Bedroom Three** 10'4" x 7'1" (3.16 x 2.18)

Carpeted with central heating radiator and uPVC window facing to the front of the property.

**Bathroom** 8'3" x 6'7" (2.53 x 2.02)

Vinyl effect flooring with tiled walls, heated towel rail and uPVC window facing to the rear of the property. A three piece suite consisting of bathtub with overhead shower, sink with vanity unit and toilet.

**External**

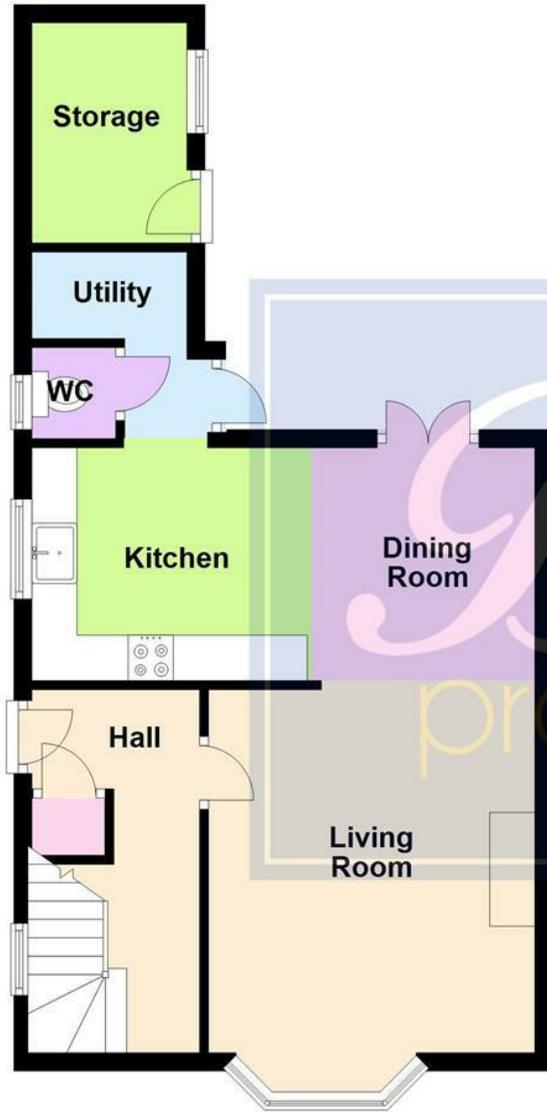
To the front of the property is space for off street parking, with a driveway leading to the rear garden and detached garage. The rear garden is mainly laid to lawn with tiled patio area, ideal for entertaining.

**Disclaimer**





## Ground Floor



## First Floor



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		
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