



**5 Whimbrel Chase**  
**North Lincolnshire, DN16 3WJ**  
**Offers In The Region Of £175,000**

*Bella*  
properties

**\*\* Sold with no forward chain for ease of purchase \*\***

Bella Properties are delighted to offer for sale this deceptively spacious three/four bedroom townhouse on Whimbrel Chase, in the always popular Lakeside area of Scunthorpe. Ideal for a family with plenty of living space, this home boasts two reception areas, three good sized bedrooms, two bathrooms and an attached garage.

In the desirable Lakeside area of Scunthorpe, this home is in easy reach of local schools, supermarkets, shops and within easy access to motorway links. The property briefly comprises the entrance hall, W/C, study, kitchen/diner, conservatory and garage on the ground floor. To the first floor is the living room, bedroom one and en-suite, and the further two bedrooms and family bathroom are found on the second floor. Externally, there are low maintenance gardens to the front and rear, and off street parking.

Sure to have widespread appeal, viewings are now available by appointment only.



**Hall** 3'5" x 12'7" (1.05 x 3.85)

Entrance to the property is via the front door and into the hall. Internal doors lead to the study, W/C, kitchen/diner and storage cupboard which houses the boiler and BOSE music system with speakers in the kitchen, living room and bedroom one. Carpeted stairs lead to the first floor accommodation.

**W/C** 6'0" x 2'9" (1.83 x 0.85)

A two piece suite consisting of toilet and sink.

**Study** 9'3" x 6'1" (2.83 x 1.87)

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

**Kitchen/Diner** 13'0" x 19'10" (3.97 x 6.06)

Tiled flooring with spotlights, BOSE music speakers, central heating radiator and uPVC French doors to the conservatory. Base height and wall mounted units with marble counters, integrated double oven/grill and extractor fan, integrated sink and drainer, integrated fridge/freezer and space and plumbing for washer.

**Conservatory** 15'8" x 9'1" (4.8 x 2.78)

A great additional reception room with brick based construction, tiled flooring and uPVC windows and French doors to the rear garden.

**Landing** 9'6" x 6'5" (2.92 x 1.98)

Carpeted with internal doors leading to the living room and bedroom.

**Living Room** 13'0" x 12'5" (3.97 x 3.81)

Carpeted with two central heating radiators, BOSE music speakers, electric fireplace set on marble effect surround and two uPVC windows facing to the front of the property.

**Bedroom One** 9'10" x 13'0" (3.02 x 3.97)

Carpeted with central heating radiator, BOSE music speakers, built in storage and two uPVC windows facing to the rear of the property. Internal door leads to the en-suite.

**En-Suite** 6'4" x 6'2" (1.94 x 1.89)

Tiled flooring with tiled walls, spotlights and central heating radiator. A three piece suite consisting of shower cubicle, toilet and sink with vanity unit.

**Landing** 6'4" x 7'2" (1.95 x 2.19)

Internal doors lead to the two bedrooms and family bathroom.

**Bedroom Two** 12'11" x 10'9" (3.94 x 3.28)

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

**Bedroom Three** 8'2" x 13'0" (2.49 x 3.97)

Carpeted with central heating radiator, built in cabin bed and wardrobe, desk, and drawers, and uPVC window facing to the rear of the property.

**Bathroom** 6'4" x 5'6" (1.95 x 1.68)

Tiled flooring with tiled walls and heated towel rail. A three piece suite consisting of bathtub, toilet and sink with vanity unit.

**External**

To the front of the property is a lawned garden with a path to the entrance of the property. To the side of the property is a driveway for off road parking, which leads to the attached garage measuring 5.28m x 2.82m. Access to the rear garden is through a wooden gate. The rear garden is enclosed and mainly lawned.

**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.

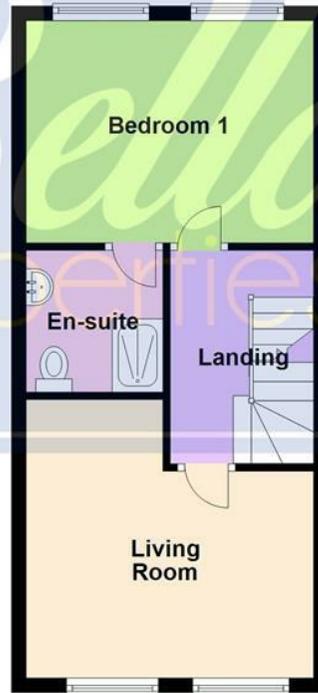




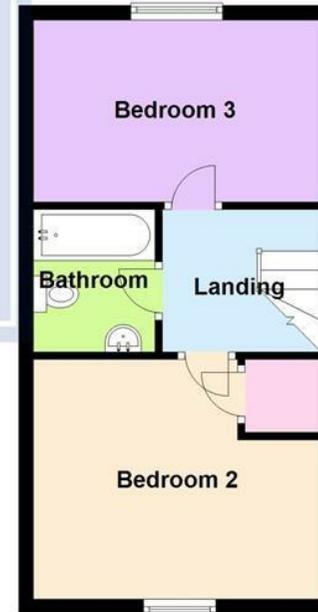
## Ground Floor



## First Floor



## Second 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		87
(81-91) B		
(69-80) C	75	
(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		
(21-38) F		
(1-20) G		
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