

22 Dale Park Avenue
Scunthorpe, DN15 9UY
Offers Over £305,000

Bella properties

Bella Properties are delighted to bring to the market this beautifully presented four bedroom detached home in Winterton. Deceptively spacious throughout with ample living space inside and out, the property benefits from two reception rooms, four sizeable bedrooms, two bathrooms and a separate utility from the kitchen. In the residential location of Winterton, the property is close to local amenities and transport links as well as local schools.

The property itself briefly comprises of the entrance which leads straight into the sitting room, the spacious living room, kitchen, utility, W/C and garage which are all found on the ground floor. Upstairs, the landing serves the four bedrooms. The master bedroom has its own dressing area and space for an en-suite. The third bedroom also benefits from an en-suite, and the four piece family bathroom completes the first floor. Externally, the property benefits from a gravelled garden to the front offering off road parking, and a rear garden which is mainly laid to lawn with patio areas, undercover seating area and summerhouse.

Ideal for a family, viewings are available now and come highly recommended to appreciate this beautiful home!







Sitting Room 12'6" x 14'2" (3.82 x 4.33)
Entrance to the property is via the front door and into the entrance which leads to the sitting room. Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property. Carpeted stairs lead to the first floor accommodation.

Living Room 23'10" x 11'6" (7.28 x 3.53)
Carpeted with three central heating radiators, log burning stove, uPVC bay window faces to the front of the property and uPVC French doors lead to the rear garden.

Kitchen 10'9" x 14'2" (3.3 x 4.33)
Tiled flooring with coving to the ceiling, spotlights, central heating radaitor and uPVC window faces to the rear of the property. A mixture of base height and wall mounted units with countertops, tiled splashbacks, island, integrated dishwasher, integrated fridge/freezer and sink and drainer with space for range cooker.

Utility 7'11" x 8'0" (2.42 x 2.45)
Base height units with integrated sink and drainer with space and plumbing for white goods. uPVC window and door face to the rear of the property.

W/C 2'11" x 7'11" (0.91 x 2.42)
A two piece suite consisting of toilet and sink. uPVC window faces to the rear of the property.

Landing
Carpeted with internal doors leading to all four bedrooms and family bathroom. uPVC window faces to the front of the property.

Bedroom One 13'8" x 11'0" (4.18 x 3.37)
Carpeted with central heating radiator and uPVC window faces to the front of the property. Includes en-suite space which measures 2.53m x 1.57m and uPVC window faces to the side of the property.

Dressing Room 8'3" x 5'8" (2.53 x 1.75)
Carpeted with central heating radiator and uPVC window faces to the rear of the property.

Bedroom Two 12'7" x 11'6" (3.85 x 3.53)
Carpeted with coving to the ceiling, spotlights, central heating radiator and uPVC window faces to the front of the property.

Bedroom Three 11'7" x 10'11" (3.54 x 3.34)
Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property. Internal door leads to the ensuite.

En-Suite 4'5" x 6'7" (1.37 x 2.03)
A three piece suite consisting of shower cubicle, toilet and sink with vanity unit. uPVC window faces to the rear of the property.

Bedroom Four 8'0" x 9'8" (2.44 x 2.97)
Carpeted with central heating radaitor and uPVC window faces to the front of the property.

Bathroom 9'10" x 10'9" (3.02 x 3.28)
Vinyl effect tiled flooring with part tiled walls, spotlights, central heating radiator and uPVC window faces to the rear of the property. A four piece suite consisting of his and hers sink with vanity unit, shower cubicle, toilet and free standing bath.

External
To the front of the property is a large gravelled space for ample off road parking in front of the integral garage which measures 5.62m x 3.46m. Access to the rear is down the side of the property to the rear garden which is mainly laid to lawn with patio areas, undercover seating area which is ideal for entertaining, and summer house.

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.



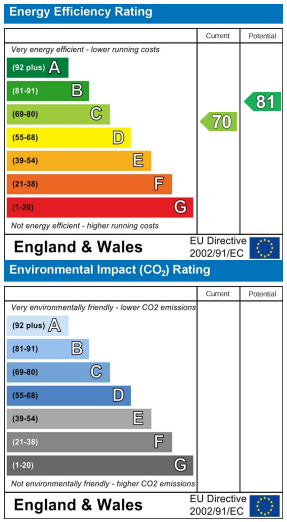












Total area: approx. 170.3 sq. metres

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, independant investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

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