



4 Fulbeck Road  
Scunthorpe, DN16 2LJ  
£150,000

*Bella*  
properties

**\*\*NO CHAIN\*\*** Bella Properties brings to the market for sale this three bedroom semi detached property in the always popular Brumby Area of Scunthorpe. This home boasts two sizeable reception rooms, off road parking and a detached garage.

Located close to local amenities including transport links, schools and shops, this home is certain to have widespread appeal to first time buyers, families and investors alike. Viewings are available immediately and come highly recommended to appreciate this home.

The property itself briefly comprises of a hallway, living room, dining room and kitchen and to the ground floor with landing, three bedrooms and family bathroom on the first floor. Externally, there is a low maintenance front garden, off road parking, detached garage and mainly lawned rear garden.



**Entrance Hall** 10'11" x 6'11" (3.33 x 2.12)

Entrance to the property is via the front door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and internal doors lead to the kitchen and living room. Carpeted stairs lead to the first floor accommodation.

**Living Room** 10'11" x 11'5" (3.33 x 3.49)

Carpeted with coving to the ceiling, central heating radiator and electric fireplace set on marble and wood effect surround. uPVC bay window faces to the front of the property.

**Dining Room** 14'0" x 11'5" (4.29 x 3.49)

Carpeted with coving to the ceiling, central heating radiator, electric fireplace set on marble and wood effect surround and uPVC sliding doors lead to the rear garden.

**Kitchen**

Vinyl effect flooring with coving to the ceiling, central heating radiator and uPVC window and door faces to the side of the property. Wall mounted and base height units with countertops, tiled splashbacks, integrated stainless steel sink and drainer and space and plumbing for white goods. Internal door leads to handy pantry.

**Landing** 8'5" x 6'11" (2.59 x 2.12)

Carpeted with coving to the ceiling and uPVC window faces to the side of the property. Internal doors lead to all three bedrooms and family bathroom.

**Bedroom One** 12'4" x 11'5" (3.78 x 3.48)

Carpeted with coving to the ceiling, central heating radiator, built in storage and uPVC window faces to the rear of the property.

**Bedroom Two** 10'11" x 11'5" (3.34 x 3.48)

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

**Bedroom Three** 7'2" x 6'11" (2.19 x 2.12)

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

**Bathroom** 7'4" x 6'11" (2.24 x 2.12)

Vinyl effect tiled flooring with tiled walls, central heating

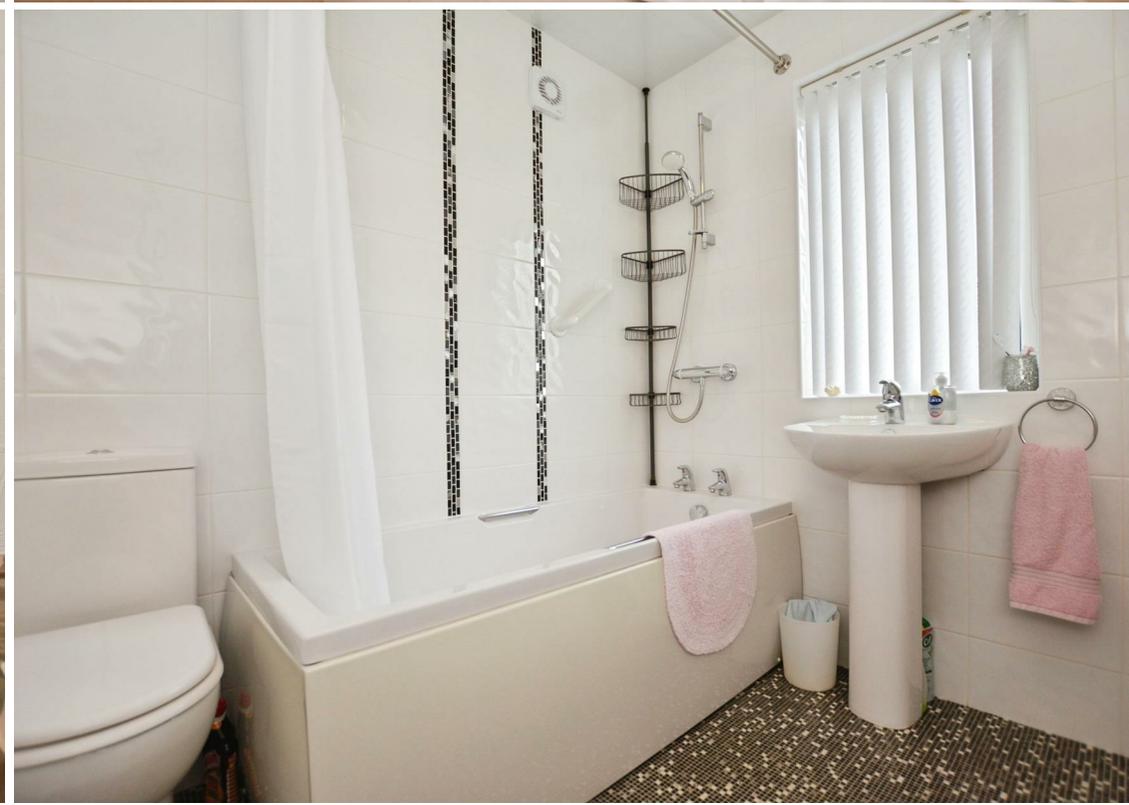
radiator and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

**External**

To the front of the property is a gravelled garden with shrubs and a driveway for off road parking. The driveway leads to the detached, brick built garage and rear garden. The rear garden is laid to lawn.

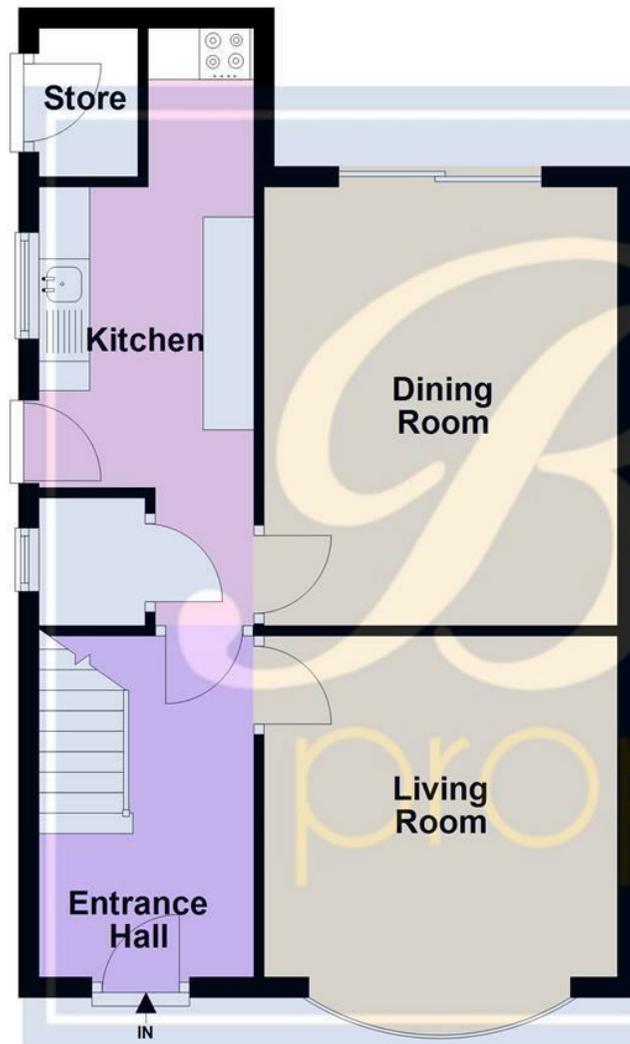
**Disclaimer**

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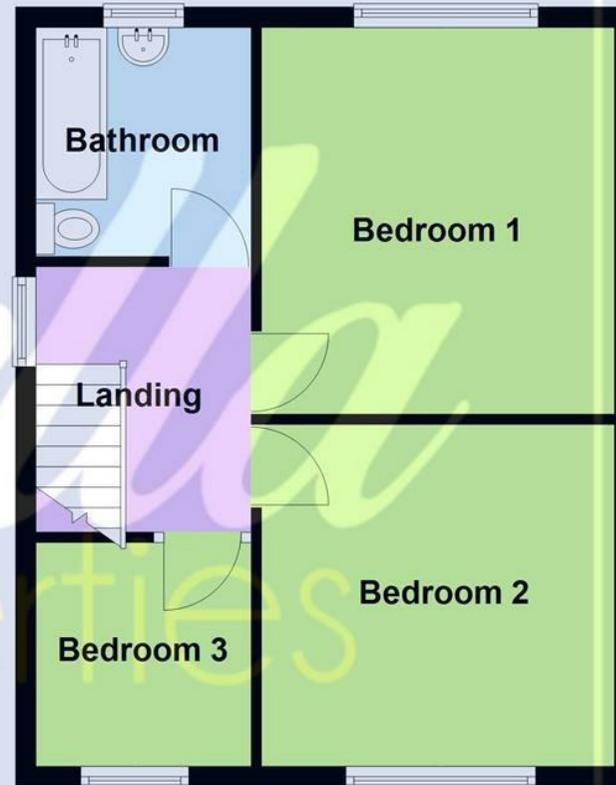




# Ground Floor



# First Floor



Total area: approx. 88.9 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.

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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