

**102 Lincoln Gardens
Scunthorpe, DN16 2AU
£158,000**

Sat on a great sized plot and located on the always popular Lincoln Gardens, Scunthorpe, this three bedroom semi detached home is brought to the market with Bella Properties. This home briefly comprises of the spacious entrance hallway, two reception rooms currently utilised as the living room and dining room, the kitchen with its own utility room and downstairs shower room. Upstairs, you will find three good size bedrooms and the family bathroom, served by the landing. Externally, there are well presented gardens to both the front and rear, a detached garage and plenty of off road parking.

Located in an area with excellent public transport links, this property makes daily commuting hassle-free. Families will appreciate the proximity to reputable schools and local amenities, ensuring everything you need is within easy reach. Whether you are a first-time buyer eager to step onto the property ladder or a family seeking a new home, viewings are now available and come highly recommended.

Hallway 6'7" x 14'2" (2.03 x 4.32)

Entrance to the property is via the front door and into the hallway. Internal doors lead to the living room, dining room, shower room and opening to kitchen. External door leads to the side of the property and uPVC window faces to the side. Carpeted stairs lead to the first floor accommodation.

Living Room 10'7" x 14'2" (3.24 x 4.34)

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

Dining Room 10'1" x 14'2" (3.08 x 4.34)

Wooden flooring with coving to the ceiling, central heating radiator and uPVC French doors lead to the rear garden.

Kitchen 14'4" x 7'6" (4.37 x 2.31)

Vinyl effect wooden flooring with central heating radiator, spotlights and uPVC window faces to the rear of the property. A mixture of base height and wall mounted units with wooden counters, tiled splashbacks, integrated oven, hob and overhead extractor fan and integrated stainless steel sink and drainer.

Utility 8'0" x 6'0" (2.45 x 1.83)

Vinyl effect flooring with central heating radiator and uPVC window faces to the rear of the property. Base height units countertops and tiled splashbacks. Space and plumbing for white goods.

Shower Room 5'9" x 2'7" (1.76 x 0.8)

A three piece suite consisting of shower cubicle, sink and toilet. uPVC window faces to the front of the property.

Landing

Internal doors lead to all three bedrooms and bathroom.

Bedroom One 12'7" x 10'6" (3.86 x 3.22)

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

Bedroom Two 10'11" x 10'2" (3.33 x 3.11)

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

Bedroom Three 9'5" x 7'10" (2.88 x 2.39)

Vinyl effect flooring with coving to the ceiling, central heating radiator, built in wardrobes and uPVC window faces to the front of the property.

Bathroom

Vinyl effect flooring with fully tiled walls, central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of corner bath with overhead shower, sink and toilet.

External

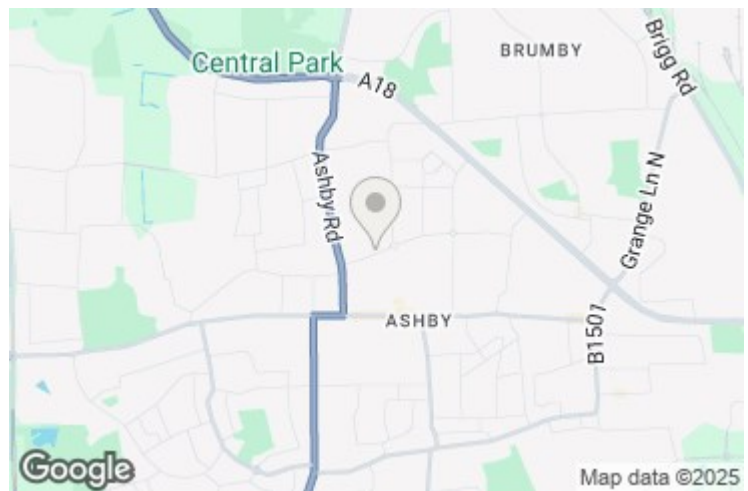
This property is set on a great sized plot with a gravelled garden to the front of the property, a driveway offering off street parking and a detached garage. The rear garden is mainly laid to lawn with gravelled and decking areas.

Certain white goods/furniture may be purchased but subject to separate negotiation as to price.

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



Total area: approx. 95.6 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, 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	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	