



**39 Roman Meadows
Winterton, DN15 9FL
£229,950**

Bella
properties

Built by the reputable Keigar Homes, Bella Properties welcomes to the market this immaculate detached bungalow in the always popular market town of Winterton, Scunthorpe. Beautifully presented throughout, this home is ready to move straight into and benefits from many upgrades throughout. The bungalow itself briefly comprises the entrance hall, living room, spacious kitchen/diner, two double bedrooms and bathroom. Externally, the property boasts a detached, brick built garage, off road parking and well presented lawned gardens to both the front and rear.

Close to Winterton's many amenities including shops, pubs, post office, doctors surgery and transport links to nearby Scunthorpe, Barton-upon-Humber and Hull, viewings are now available on this desirable bungalow!



Hall

Entrance to the property is via the side door and into the hallway. Laminate effect flooring with central heating radiator and internal oak doors lead to the living room, kitchen/diner, two bedrooms, storage cupboard and bathroom.

Living Room 15'1" x 9'10" (4.6 x 3.0)

Laminate flooring with central heating radiator and uPVC window faces to the rear of the property.

Kitchen/Diner 21'3" x 9'10" (6.5 x 3.0)

Laminate effect flooring with spotlights, central heating radiator, uPVC windows face to the rear and side of the property and uPVC French doors give access to the rear garden. Ample kitchen storage with countertops, splashbacks, integrated oven, induction hob and overhead extractor fan, integrated sink and drainer, integrated fridge/freezer, integrated dishwasher and washing machine and dryer, and space for Americans style fridge/freezer.

Bedroom One 16'4" x 9'10" (5.0 x 3.0)

Laminate flooring with central heating radiator and uPVC window faces to the front of the property.

Bedroom Two 9'10" x 9'10" (3.0 x 3.0)

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

Bathroom 6'10" x 5'3" (2.1 x 1.62)

Laminate effect flooring with spotlights, heated towel rail and uPVC window faces to the side of the property. A three piece suite consisting of double shower, toilet and sink with vanity unit.

External

To the front of the property is a lawned garden with a block paved driveway for off road parking. The driveway leads to the detached, brick built garage which benefits from a security light. Access to the rear garden is down the side of the property to the lawned garden which benefits from a patio area, ideal for entertaining. The property also comes with an alarm system.

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. 70.1 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		95
(81-91) B		
(69-80) C	82	
(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 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		
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