



25 St. Botolphs Road  
Scunthorpe, DN16 1PT  
Offers Over £130,000

*Bella*  
properties



Located on St Botolphs Road, Scunthorpe, this semi detached home is now available for viewings. In a location well served by local amenities such as schools, shops and transport links, this home briefly comprises the entrance hallway, living room, W/C and spacious kitchen/diner on the ground floor. To the first floor is the landing, three sizeable bedrooms and the three piece bathroom. Externally, you will find good sized lawned gardens to both the front and rear, and a driveway for off road parking.

Ideally suited for first time buyers or families, viewing is recommended to appreciate this lovely home!



**Hall** 9'10" x 5'10" (3.0 x 1.8)

Entrance to the property is via the front door and into the hall. Vinyl effect flooring with central heating radiator and openings lead to the living room and kitchen/diner. Carpeted stairs lead to the first floor accommodation.

**Living Room** 9'10" x 14'5" (3.0 x 4.4)

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

**Kitchen/Diner** 11'10" x 17'8" (3.63 x 5.4)

Vinyl effect flooring with central heating radiator, uPVC window faces to the rear of the property and uPVC French doors lead to the rear garden. Base height and wall mounted wooden units with countertops, tiled splashbacks, integrated oven, integrated sink and drainer and space and plumbing for white goods.

**W/C** 3'8" x 7'1" (1.13 x 2.18)

Downstairs W/C with uPVC window facing to the side of the property.

**Landing** 9'10" x 5'10" (3.0 x 1.8)

Carpeted with uPVC window facing to the side of the property and internal doors lead to all three bedrooms, bathroom and storage cupboard.

**Bedroom One** 12'9" x 10'2" (3.9 x 3.1)

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

**Bedroom Two** 10'9" x 11'9" (3.3 x 3.6)

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

**Bedroom Three** 6'6" x 9'10" (2.0 x 3.0)

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

**Bathroom** 5'2" x 7'6" (1.6 x 2.3)

Vinyl effect flooring with central heating radiator and uPVC windows face to the rear and side of the property. A three piece suite consisting of bathtub, sink and toilet.

**External**

To the front of the property is a lawned garden with a driveway for off road parking. The driveway leads to the rear garden which is of good size and laid to lawn.

**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.



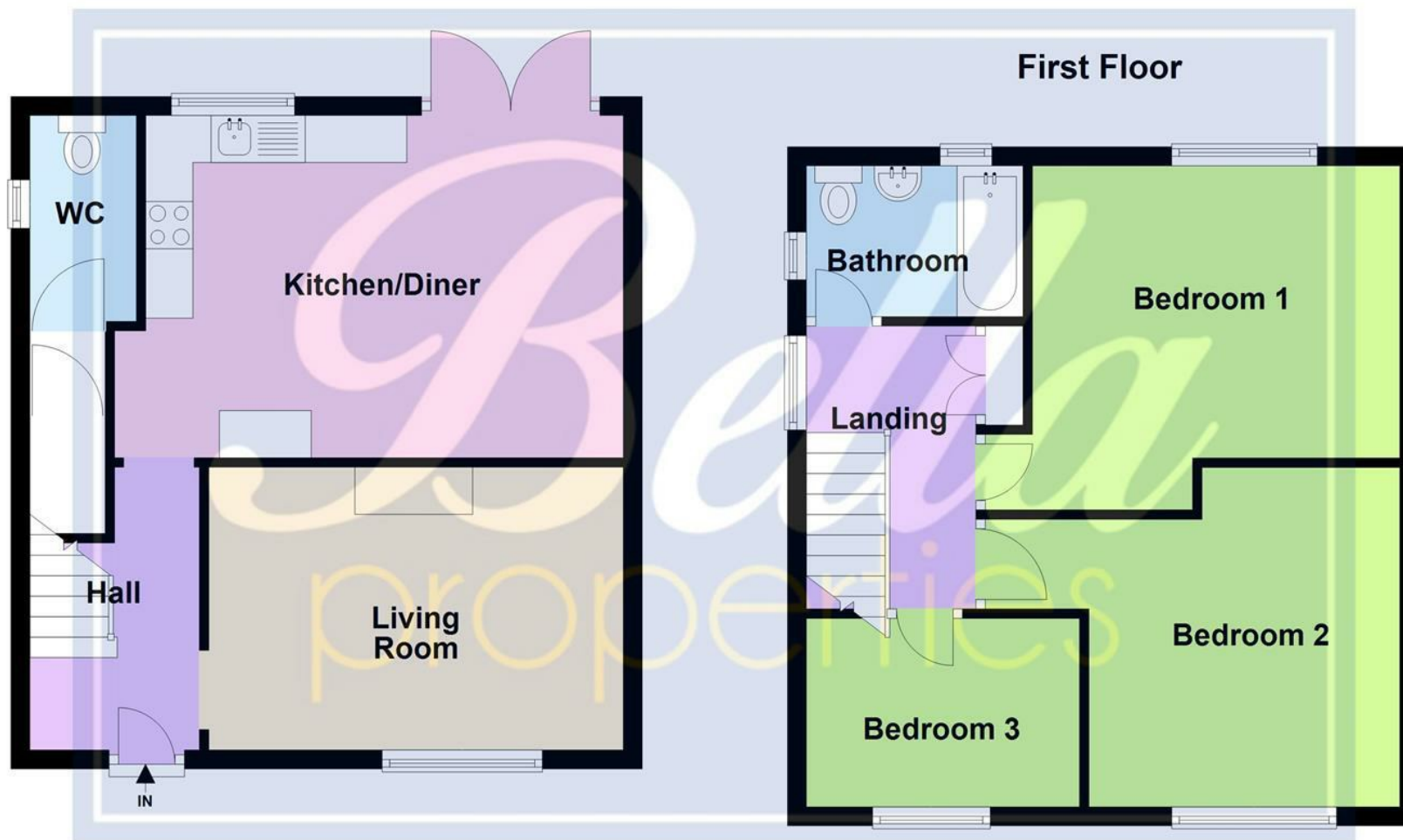








## Ground Floor



Total area: approx. 85.4 sq. metres (919.7 sq. feet)

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		
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		
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