

**4 Horbury Close**
**Scunthorpe, DN15 8DD**
**£145,000**

Bella properties

**Bella Properties brings to the market for sale this three bedroom extended semi detached property located in the always popular Berkeley area of Scunthorpe. Located within an excellent proximity to transport links, schools and shops, this home is deceptively spacious throughout, the layout consists of an entrance hall, living room, kitchen with utility section, dining room and bathroom all to the ground floor. To the first floor, the landing serves the three sizeable bedrooms. Externally, there is off road parking, a lawned garden to the front and a low maintenance rear garden.**

**Viewings are available now and come highly recommended to appreciate this lovely home.**







**Hall** 5'8" x 5'6" (1.73 x 1.7)
Entrance to the property is via the side uPVC door and into the hall. Internal doors lead to the living room, dining room and bathroom. Stairs lead to the first floor accommodation.

**Living Room** 12'10" x 16'0" (3.93 x 4.88)
Laminate effect wood flooring with coving to the ceiling, central heating radiator and electric fireplace set on brick surround. uPVC windows face to the front and side of the property.

**Dining Room** 9'1" x 9'11" (2.78 x 3.04)
Open plan with the kitchen. Tiled flooring with coving to the ceiling and built in storage.

**Kitchen** 11'6" x 9'11" (3.52 x 3.04)
Tiled flooring with coving to the ceiling and sliding doors lead to the rear garden. A variety of base height and wall mounted units with countertops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods.

**Utility** 4'5" x 4'2" (1.37 x 1.29)
Additional storage space from the kitchen.

**Bathroom** 6'2" x 5'5" (1.88 x 1.67)
A three piece suite consisting of bathtub, sink and toilet. uPVC window faces to the side of the property.

**Landing** 5'9" x 7'9" (1.77 x 2.37)
Internal doors lead to all three bedrooms.

**Bedroom One** 9'3" x 13'4" (2.82 x 4.07)
Carpeted with coving to the ceiling, central heating radiator, built in storage and uPVC window faces to the front of the property.

**Bedroom Two** 14'9" x 7'9" (4.5 x 2.37)
Carpeted with central heating radiator and uPVC windows face to the rear and side of the property.

**Bedroom Three** 9'1" x 7'9" (2.78 x 2.37)
Carpeted with central heating radiator and uPVC window faces to the rear of the property.

**External**
To the front and side of the property are lawned gardens with a driveway for off road parking. To the rear of the property is a low maintenance garden.

**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.


Family




There is no place
like home


BATH

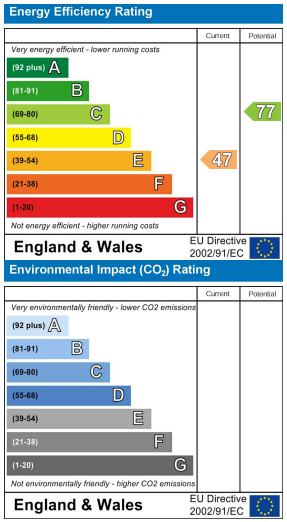


## Ground Floor




## First Floor




Total area: approx. 84.7 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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