



**9 Hornbeam Avenue, Scunthorpe  
Lincolnshire DN16 3HT  
£179,950**

**\*\* NO CHAIN \*\*** Bella Properties welcomes to the market this delightful two bedroom semi detached bungalow located on Hornbeam Avenue, in the always popular Bottesford area of Scunthorpe. Close to local shops and transport links to the town-centre, this property is ideal for a couple looking for a low maintenance bungalow.

Briefly the property features, entrance hallway, living room, kitchen/diner, conservatory, the two bedrooms and bathroom. Outside, there are well presented lawned gardens to both the front and rear, a driveway offering off road parking and a detached brick-built garage.

Viewings come recommended on this highly desirable home and are available now!





**Hallway** 13'6" x 4'3" (4.12 x 1.3)  
 Entrance to the property is via the front door and into the hallway. Doors lead to the living room, kitchen/diner, both bedrooms and bathroom.

**Living Room** 12'2" x 16'1" (3.73 x 4.92)  
 Entrance from the hallway, carpeted throughout with coving to the ceiling and central heating radiator. Includes gas fireplace set on marble surround and uPVC bay window facing to the front of the property.

**Kitchen/Diner** 13'8" x 16'4".0"0" (4.18 x 5.0)  
 Entrance from the hallway, vinyl effect flooring throughout with coving to the ceiling and central heating radiator. A variety of base height and wall mounted units with integrated oven, hob with overhead extractor fan, integrated sink and drainer and space and plumbing for white goods. uPVC windows face to the side and rear of the property, internal door leads to the conservatory and external door leads to the rear.

**Conservatory** 8'5" x 12'10" (2.59 x 3.92)  
 Entrance from the kitchen/diner, a lovely additional seating area. Brick based construction with tiled flooring throughout. uPVC window faces to bedroom one, and uPVC window and door faces to the rear garden.

**Bedroom One** 9'10" x 15'6" (3.02 x 4.73)  
 Entrance from the hall, carpeted with coving to the ceiling and central heating radiator. uPVC window faces to bedroom one.

**Bedroom Two** 10'11" x 11'4" (3.34 x 3.47)  
 Carpeted with central heating radiator and uPVC window facing to the front of the property.

**Bathroom** 5'11" x 9'6" (1.82 x 2.9)  
 Entrance from the hallway, vinyl effect flooring with part tiled walls. A four piece suite consisting of bathtub, shower cubicle, toilet and sink. uPVC window faces to the side of the property.

**External**  
 To the front of the property is a lawned garden with a driveway offering off road parking. The driveway leads to the detached brick built garage and rear garden. To the rear is a well presented lawned garden which is fully enclosed with established shrubs and patio area for entertaining.

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