



FOR SALE
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**4 Sanderling Way
Scunthorpe, DN16 3WT
£215,000**

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**** PERFECT FAMILY HOME **** Sold with no onward chain for ease of purchase, Bella Properties are pleased to present this **FOUR** bedroom detached home located on Sanderling Way, Scunthorpe. This property boasts three reception rooms, four great sized bedrooms, all with storage, two bathrooms, an integral garage, utility, downstairs W/C as well as off road parking.

Situated in the always popular Lakeside area of Scunthorpe close to retail parks, local schools, restaurants and transport links to further afield, the property comprises the entrance hallway, living room, dining room, kitchen, utility, W/C, conservatory and garage on the ground floor, with the landing, four bedrooms, en-suite and family bathroom found on the first floor. Externally, there is lawned gardens to the front and rear and off road parking.

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



Hall 2'11" x 10'1" (0.89 x 3.09)

Entrance to the property is via the front door and into the hallway. Internal door leads to the living room and carpeted stairs lead to the first floor accommodation.

Living Room 14'6" x 12'3" (4.44 x 3.74)

Wooden flooring with coving to the ceiling, central heating radiator, and electric fireplace set on marble effect and wood surround. uPVC window faces to the front of the property.

Dining Room 11'2" x 8'1" (3.42 x 2.47)

Access from the living room, wooden flooring with coving to the ceiling and central heating radiator. uPVC French doors lead to the conservatory.

Kitchen 11'2" x 10'9" (3.42 x 3.29)

Tiled flooring with central heating radiator and uPVC window facing to the rear of the property. Base height and wall mounted wooden units with complimentary counters and tiled splashbacks. Integrated oven, gas hob and extractor fan and integrated sink and drainer.

Utility 7'2" x 5'0" (2.2 x 1.54)

Entrance from the kitchen, base height unit with complimentary counter, tiled splashbacks with space and plumbing for white goods. uPVC window faces to the side of the property and external door leads to the rear garden.

W/C 5'0" x 3'8" (1.54 x 1.12)

A two piece suite consisting of toilet and sink with uPVC window facing to the side of the property.

Conservatory 6'4" x 3'10" (1.94 x 1.17)

Brick based construction with uPVC windows and doors to the rear garden.

Landing 11'0" x 9'5" (3.36 x 2.89)

Carpeted with internal doors leading to all four bedrooms, family bathroom and storage cupboard.

Bedroom One 9'9" x 11'8" (2.98 x 3.58)

Central heating radiator with built in storage and uPVC window facing to the rear of the property. Internal door leads to the en-suite.

En-Suite 4'0" x 4'5" (1.23 x 1.35)

Tiled flooring with tiled walls, central heating radiator and

uPVC window facing to the side of the property. A three piece suite consisting of shower, toilet and sink with vanity unit.

Bedroom Two 10'3" x 9'9" (3.14 x 2.99)

Carpeted with central heating radiator, built in storage and uPVC window facing to the rear of the property.

Bedroom Three 11'1" x 8'8" (3.39 x 2.66)

Carpeted with central heating radiator, built in storage and uPVC window facing to the front of the property.

Bedroom Four 9'6" x 9'0" (2.9 x 2.76)

Carpeted with central heating radiator, built in storage and uPVC window facing to the front of the property.

Bathroom 6'2" x 6'0" (1.88 x 1.84)

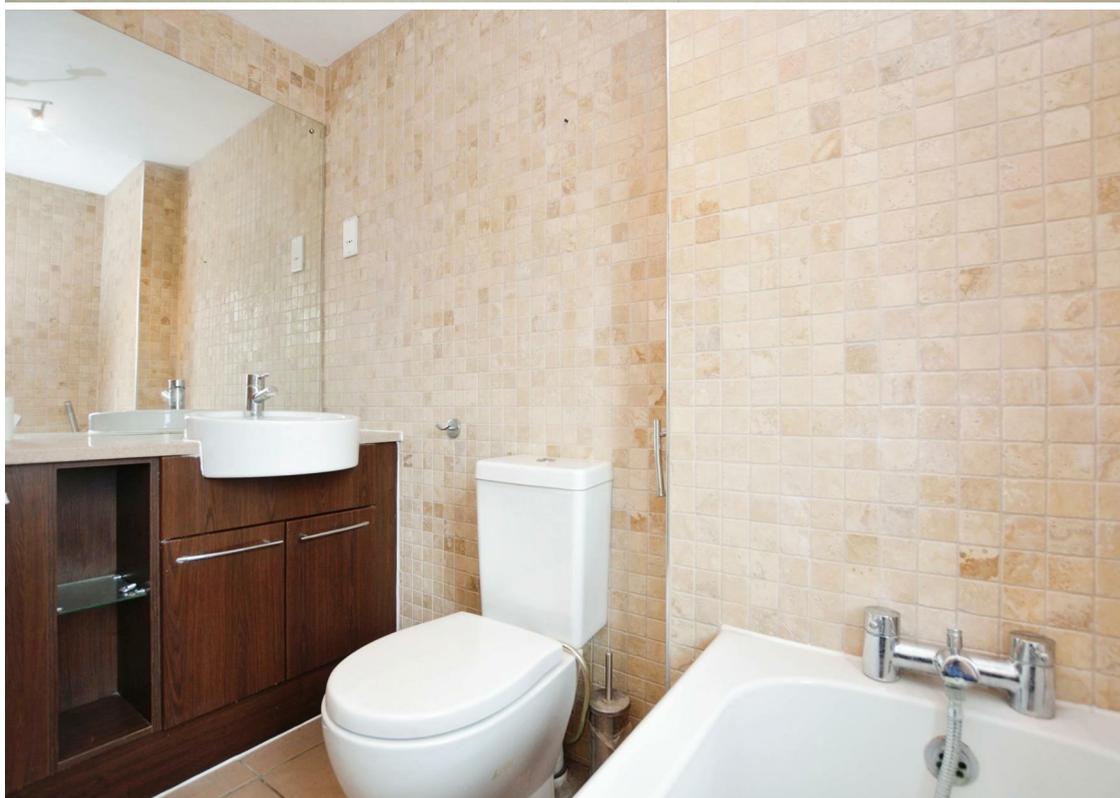
Tiled flooring with tiled walls, central heating radiator and uPVC window facing to the front of the property. A three piece suite consisting of bathtub, toilet, and sink with vanity unit.

External

To the front of the property is a well maintained lawned garden with a driveway for off road parking. The driveway leads to the integral garage which measures 5.44m x 2.67m. Access to the rear is down the side of the property where you will find a private, lawned garden with patio area.

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

Approx. 69.9 sq. metres



Total area: approx. 127.4 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		87
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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		