



**202 Ashby Road  
Scunthorpe, Lincolnshire DN16 2AR  
£290,000**

**Bella**  
properties

**\*\* NO CHAIN \*\*** Bella Properties brings to the market this three bedroom detached property on the always popular Ashby Road in Scunthorpe. Refurbished by the current owners with neutral décor throughout, as well as ample living space inside, this home is set on a large plot with well manicured gardens to the front and rear and would be ideal for a family.

The property itself briefly comprises of the entrance hallway, kitchen, dining room, living room and shower room on the ground floor, with landing, all three bedrooms and family bathroom found on the first floor. Externally, the property benefits from off road parking, beautiful kept gardens to both the front and rear and a detached garage.

Situated close to local shops, schools and transport links, this property will have widespread appeal. Viewings are available now and come highly recommended to appreciate this home!



**Entrance Hall****8'5" x 18'9" (2.58 x 5.73)**

Entrance to the property is via the side door and into the hallway. Carpeted throughout with central heating radiator and under stairs storage. Doors lead to the living room, dining room, shower room and kitchen, and carpeted stairs lead to the first floor accommodation. Window faces to the front of the property.

**Living Room****13'10" x 12'4" (4.23 x 3.78)**

Entrance from the hallway, carpeted throughout with coving to the ceiling and two central heating radiators. Includes feature gas fireplace set on marble surround with bay window facing to the front of the property.

**Dining Room****12'3" x 12'4" (3.75 x 3.78)**

Entrance from the hallway, carpeted throughout with central heating radiator and gas fireplace set on tiled surround. uPVC window faces to the side of the property and sliding doors lead to the rear garden.

**Kitchen****13'4" x 12'3" (4.07 x 3.74)**

Entrance from the hallway, tiled flooring throughout with coving to the ceiling and central heating radiator. A variety of base height and wall mounted units with complimentary counters and tiled splashbacks. Integrated fridge/freezer, integrated oven, ceramic hob and integrated stainless steel sink and drainer. External door leads to the rear and window faces to the rear.

**Shower Room****3'9" x 7'4" (1.15 x 2.25)**

Entrance from the hallway, tiled flooring with fully tiled walls and window facing to the rear. A three piece suite consisting of shower, sink with vanity unit and toilet. Includes uPVC ceiling, spotlights and heated towel rail.

**Landing****17'7" x 7'7" (5.37 x 2.32)**

Carpeted with central heating radiator and uPVC window facing to the side of the property. Doors lead to all three bedrooms and family bathroom.

**Bedroom One****13'10" x 12'4" (4.24 x 3.77 )**

Entrance from the landing, carpeted with central heating radiator. Windows face to the front and side of the property.

**Bedroom Two****12'3" x 12'4" (3.74 x 3.78)**

Entrance from the landing, carpeted with central heating radiator. uPVC window faces to the rear.

**Bedroom Three****12'3" x 9'8" (3.75 x 2.96)**

Entrance from the landing, carpeted with central heating radiator and uPVC window faces to the front.

**Bathroom****6'6" x 7'7" (2.00 x 2.32)**

Entrance from the hall, tiled effect vinyl flooring with fully tiled walls. A three piece suite consisting of bathtub, toilet and sink. Includes heated towel rail and uPVC window faces to the rear of the property.

**External**

To the front of the property is a lawned garden with a driveway offering off road parking for multiple vehicles. The driveway leads to the detached garage and rear garden. To the rear is a lawned garden with established shrubs and borders with a patio area for entertaining. The rear garden benefits from a non-overlooked position.

**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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.