



16 Chancel Road
Bottesford, DN16 3LD
£160,000

Bella
properties

****NO CHAIN**** Bella Properties brings to the market the fantastic opportunity to purchase this three bedroom semi detached home on the always sought after Chancel Road, Scunthorpe. Set on a great size plot, this home is located close to local amenities and the perfect opportunity for a family or first time buyer boasting off road parking, a garage and being deceptively spacious throughout. Ready for any buyer to make their own, viewings are available immediately and come highly recommended to appreciate this delightful home!

The property itself briefly comprises of a hallway, living room, kitchen, W/C and conservatory to the ground floor, with the landing serving the three bedrooms and family bathroom to the first floor. Externally, plenty of off street parking is found to the front of the property leading to the attached garage, with a well presented mainly lawned garden to the rear.



Hall

Entrance to the property is via the front door and into the hall. uPVC window faces to the side of the property an internal doors lead to the kitchen and living room. Carpeted stairs lead to the first floor accommodation.

Living Room 18'10" x 10'11" (5.76 x 3.33)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property. uPVC French doors lead to the conservatory.

Kitchen 7'5" x 12'5" (2.28 x 3.8)

Vinyl effect wood flooring with uPVC window facing to the rear of the property and external door leading to the side of the property. A variety of base height and wall mounted units with countertops and tiled splashbacks, integrated oven, electric hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods.

W/C 2'9" x 5'1" (0.85 x 1.55)

Downstairs W/C with external door leading to the side of the property.

Conservatory 9'0" x 11'5" (2.75 x 3.48)

Wooden flooring with uPVC windows and doors to the rear of the property.

Landing 12'5" x 13'6" (3.79 x 4.14)

Carpeted with internal doors leading to all three bedrooms and bathroom.

Bedroom One 12'5" x 9'0" (3.79 x 2.75)

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

Bedroom Two 10'11" x 10'11" (3.35 x 3.33)

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

Bedroom Three 10'11" x 7'8" (3.35 x 2.35)

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

Bathroom 7'6" x 8'11" (2.3 x 2.74)

Tiled flooring with tiled walls, built in storage and uPVC window faces to the rear of the property. A three piece suite consisting of shower cubicle, toilet and sink.

External

To the front of the property is a driveway for off road parking which leads to the front of the property and attached garage which measures 5.5m x 2.5m. Access to the rear is down the side of the property to the well presented lawned garden with patio areas, and two storage sheds.

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. 118.6 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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | 74 |
| (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 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 | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
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