



12 Westbourne Drive
Scunthorpe, DN17 4HX
£225,000

Bella
properties

Sold with no forward chain for ease of purchase, we welcome to the market this lovely three bedroom detached bungalow, in the ever popular town of Crowle. Ideal for a couple or family looking for a spacious bungalow on a great size plot, this home has been well maintained inside and out and sits in a great position close to local shops, restaurants, doctors surgery as well as transport links to further afield.

Briefly the property features, the entrance porch and hallway, living room, kitchen, dining room, three bedrooms, W/C and bathroom. Externally, there is off road parking, a detached brick built garage and lawned gardens to the front, side and rear of the property.

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



Porch 2'3" x 5'2" (0.7 x 1.6)

Entrance to the property is via the front uPVC door and into the porch. Internal door leads to the hallway.

Hallway 5'2" x 13'1" (1.6 x 4.0)

Carpeted with coving to the ceiling, central heating radiator and internal doors lead to the living room, kitchen, storage cupboard, three bedrooms, W/C and bathroom.

Kitchen 15'11" x 19'8" (4.87 x 6.0)

Vinyl effect flooring with central heating radiator, coving to the ceiling and windows facing to the rear and sides of the property. Mainly base height wooden units with countertops and tiled splashbacks, integrated oven, grill, hob, sink and drainer with space and plumbing for white goods.

Living Room 11'9" x 18'8" (3.6 x 5.7)

Carpeted with coving to the ceiling, central heating radiator with bay window facing to the front of the property with further window facing to the side. Open plan with the dining room.

Dining Room 11'0" x 8'2" (3.37 x 2.5)

Carpeted with coving to the ceiling, central heating radiator and window faces to the kitchen.

Bedroom One 11'0" x 9'10" (3.37 x 3.0)

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

Bedroom Two 10'9" x 10'2" (3.3 x 3.1)

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

Bedroom Three 10'9" x 7'2" (3.3 x 2.2)

Carpeted with coving to the ceiling, central heating radiator and window faces to the front of the property.

W/C 2'7" x 4'11" (0.8 x 1.5)

Vinyl effect tiled flooring with window facing to the rear of the property.

Bathroom 4'0" x 8'0" (1.23 x 2.46)

Vinyl effect tiled flooring with part tiled walls, central heating radiator and window faces to the rear of the property. A two piece sink consisting of shower cubicle and sink.

External

Set on a great size plot, to the front and side of the property is a wrap around lawned garden which continues to the rear. The property also comes with a driveway for off road parking and a detached, brick built garage.

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. 98.8 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		
(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		
(21-38) F		
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