



**94 Newland Drive  
Scunthorpe, DN15 7HW  
£170,000**

*Bella*  
properties

Bella Properties bring to market for sale this lovely three bedroom semi detached property which will appeal to first time buyers and families boasting a family bathroom as well as a wet room and W/C, two reception rooms, plenty of off road parking and a sought after location being a short distance from Scunthorpe town centre, Scunthorpe Hospital and other local amenities.

Deceptively spacious having been extended to the rear, the property briefly consists of a hallway, living room, dining room, wet room, kitchen and WC to the ground floor, with the landing, three bedrooms and family bathroom to the first floor. Externally there is extensive off-road parking, a detached garage and lawned rear garden.

**Viewings are available immediately on this home and come highly recommended!**



**Hallway****5'8" x 11'5" (1.74 x 3.5)**

Entrance to the property is via the front door and into the hallway. Laminate flooring with central heating radiator and internal doors lead to the living room, kitchen and W/C. Carpeted stairs lead to the first floor accommodation.

**Living Room****11'1" x 12'9" (3.4 x 3.91)**

Carpeted with coving to the ceiling, central heating radiator and uPVC bay window faces to the front of the property. Double doors lead to the dining room.

**Dining Room****11'11" x 11'9" (3.65 x 3.6)**

Laminate effect flooring with central heating radiator with uPVC door leading to the rear garden. Opening leads to the wet room.

**Wet Room****11'2" x 7'2" (3.42 x 2.2)**

Vinyl effect flooring with spotlights and uPVC windows face to the rear and side of the property. A two piece suite consisting of toilet and sink.

**Kitchen****20'9" x 6'8" (6.35 x 2.05)**

Laminate effect flooring with central heating radiator, spotlights and two uPVC windows face to the side of the property. Base height and wall mounted units with countertops, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods.

**W/C****2'4" x 3'10" (0.73 x 1.18)**

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

**Landing****6'5" x 8'10" (1.97 x 2.71)**

Carpeted with coving to the ceiling and uPVC window faces to the side of the property. Internal doors lead to all three bedrooms and bathroom.

**Bedroom One****11'0" x 12'1" (3.36 x 3.69)**

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

**Bedroom Two****12'1" x 13'1" (3.69 x 4.0)**

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

**Bedroom Three****7'5" x 6'7" (2.27 x 2.03)**

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

**Bathroom****6'3" x 5'5" (1.93 x 1.66)**

Vinyl effect tiled flooring with central heating radiator and uPVC window faces to the side of the property. A three piece suite consisting of bathtub, sink and toilet.

**External**

To the front of the property is a driveway with off road parking for multiple vehicles. The driveway leads to the rear of the property and detached garage. The rear garden is laid to lawn with gravelled 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77
(81-91)	B	67
(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 <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		

Total area: approx. 97.5 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.