



6 Meadow Road  
Scunthorpe, Lincolnshire DN17 1RS  
£145,000

*Bella*  
properties

**Bella Properties brings to the market this for sale three bed semi property which is well presented throughout and is an ideal family home in the Scunthorpe area. Close to local amenities including supermarkets, schools and transport links, the property is sure to have widespread appeal to first time buyer, couples and families alike. Viewings available now and come highly recommended.**

**This property briefly consists of the hall which is the entrance to the property, lounge/dining room, kitchen, landing which leads into the three bedrooms and three piece family bathroom. Externally there are lawned front and rear gardens with driveway leading down the side of the property to the detached garage.**

**Viewings available straight away.**



**Hallway** 11'3" x 7'6" (3.43 x 2.29)

Entrance to the property is via the front uPVC door and into the hallway. Laminate flooring with coving to the ceiling, central heating radiator and internal doors lead to the lounge/diner and kitchen. Carpeted stairs lead to the first floor accommodation.

**Kitchen** 10'6" x 9'4" (3.22 x 2.87)

Vinyl effect tiled flooring with coving to the ceiling, central heating radiator with uPVC window facing to the rear of the property and external door gives side access. Base height and wall mounted units with complimentary counter tops, tiled splashbacks, integrated sink and drainer, overhead extractor fan, and space and plumbing for white goods including double oven.

**Lounge/Diner** 20'11" x 12'11" (6.4 x 3.95)

Laminate effect flooring with coving to the ceiling, central heating radiator and uPVC bay window faces to the front of the property. uPVC sliding doors lead to the rear garden.

**Landing** 8'7" x 8'4" (2.62 x 2.56)

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

**Bedroom One** 11'8" x 11'10" (3.58 x 3.62)

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

**Bedroom Two** 8'11" x 11'9" (2.72 x 3.6)

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

**Bedroom Three** 8'7" x 8'9" (2.62 x 2.67)

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

**Bathroom** 5'1" x 8'8" (1.56 x 2.66)

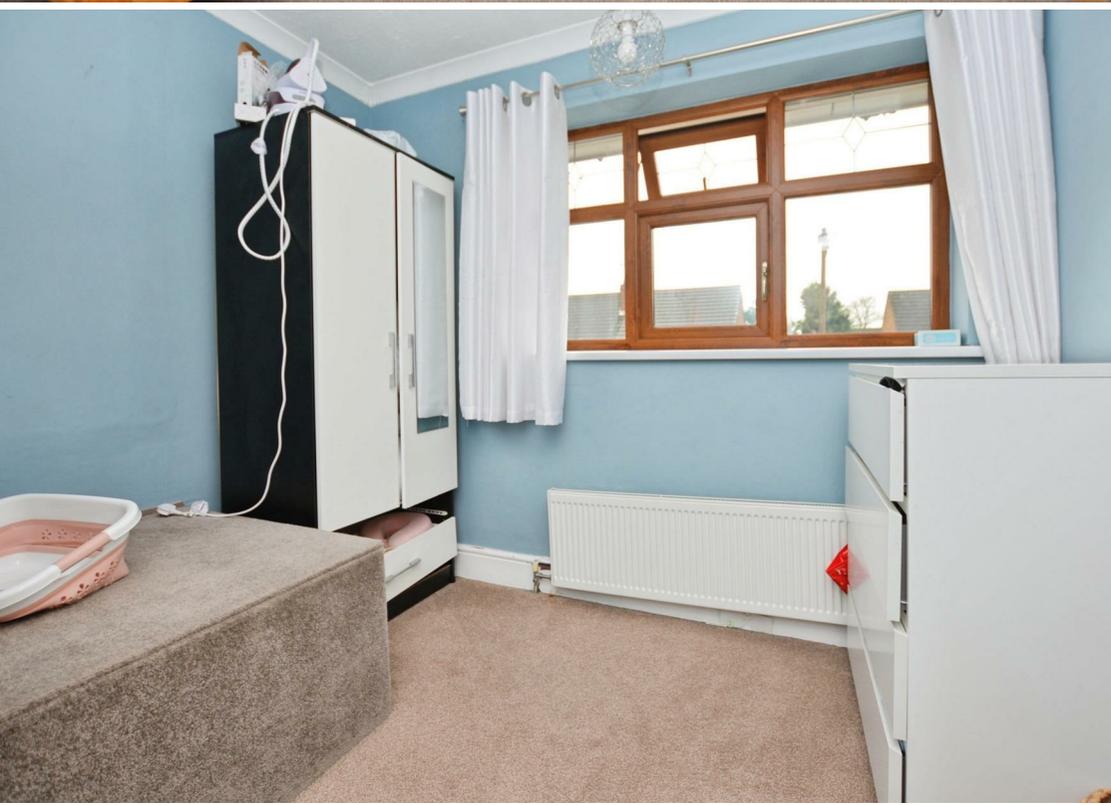
Vinyl effect tiled flooring with tiled walls, heated towel rail and uPVC windows face to the rear and side of the property. A three piece suite consisting of bathtub with overhead shower, sink with vanity unit and toilet.

**External**

To the front of the property is a lawned garden and a driveway for off road parking. The rear garden is laid to lawn with decking area for entertaining, and a detached 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.







Total area: approx. 82.1 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 <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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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