



73 Bottesford Road  
Scunthorpe, DN16 3HF  
£165,000

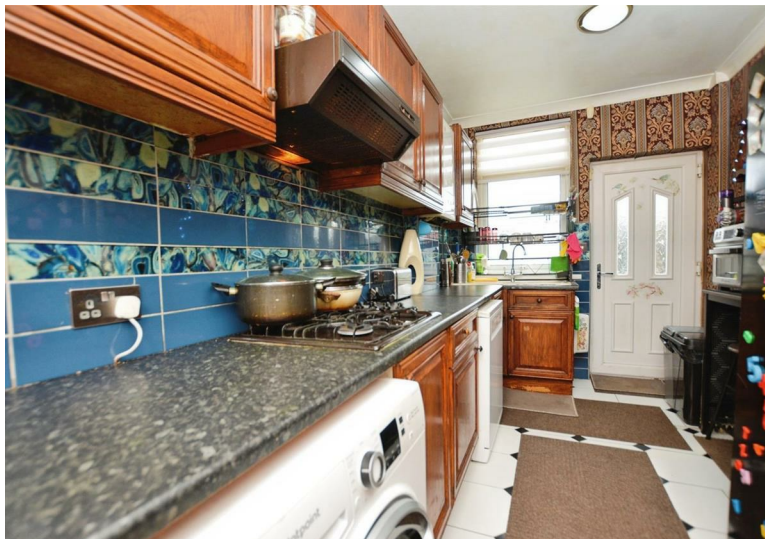
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properties



**This three bedroom semi detached property in the always popular Ashby area of Scunthorpe is brought to the market for sale by Bella Properties. Located close to transport links, shops and schools as well as a short walk to Ashby High Street, amenities are within easy reach.**

**The property is situated on a good sized plot and briefly comprises the entrance hallway, spacious lounge/dining room and kitchen to the ground floor, with the landing, three bedrooms and four piece family bathroom to the first floor. The second floor consists of the loft room. Externally, there is off road parking for multiple vehicles to the front of the property, a garage and well presented lawned garden.**

**Viewings are now available on this lovely family home and come recommended!**



**Hallway** 7'3" x 5'11" (2.22 x 1.81)

Entrance to the property is via the front door and into the hallway. Internal door leads to the kitchen and carpeted stairs lead to the first floor accommodation.

**Lounge/Diner** 22'8" x 12'9" (6.92 x 3.91)

Carpeted with coving to the ceiling, central heating radiator, gas fireplace set on marble and wood effect surround and uPVC bay window faces to the front of the property. uPVC sliding doors lead to the rear garden.

**Kitchen** 15'1" x 7'4" (4.6 x 2.25)

Vinyl effect tiled flooring with coving to the ceiling and uPVC windows face to the rear and side of the property. A variety of base height and wall mounted units with countertops, tiled splashbacks, gas hob with overhead extractor fan, integrated sink and drainer and space and plumbing for white goods. External door leads to the rear garden.

**Landing** 7'3" x 5'8" (2.23 x 1.75)

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

**Bedroom One** 12'6" x 11'5" (3.82 x 3.49)

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

**Bedroom Two** 9'10" x 12'11" (3.0 x 3.95)

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

**Bedroom Three** 7'6" x 5'9" (2.29 x 1.77)

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

**Bathroom** 8'9" x 7'4" (2.68 x 2.24)

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

**External**

To the front of the property is a good sized driveway with parking for multiple vehicles. The driveway leads to the garage and rear garden which is well presented, and partly laid to lawn, with patio 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.













Total area: approx. 133.4 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		
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