



22 Scotter Road
Scunthorpe, DN15 8DR
£189,950

Bella
properties

**** CHAIN FREE ****

Bella Properties are pleased to present this lovely semi detached home, located on Scotter Road in the always popular Berkeley area of Scunthorpe. Ideally located with excellent access to public transport links, nearby schools and local amenities, this property is a fantastic opportunity for first-time buyers and families alike looking for a beautiful, neutral property that is ready to move into!

This property briefly comprises the entrance hall, living room, kitchen/diner with separate storage space and utility, W/C and the rear porch all to the ground floor, with the landing, three bedrooms, the master with its own en-suite and the family bathroom to the first floor. Externally, there are lawned gardens to the front and rear, decking area to the rear of the property, a large storage shed and a driveway for off road parking.

Viewings are highly recommended to fully appreciate this home and are available now!



Hall 4'1" x 6'7" (1.25 x 2.02)

Entrance to the property is via the side uPVC door and into the hall. Internal doors lead to the living room and kitchen/diner, and stairs lead to the first floor accommodation.

Living Room 12'11" x 17'0" (3.94 x 5.2)

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

Kitchen/Diner 16'5" x 12'7" (5.01 x 3.85)

Vinyl effect tiled flooring with central heating radiator and uPVC window faces to the rear of the property. Base height and wall mounted units with countertops and splashbacks, integrated sink and drainer and integrated oven, hob and overhead extractor fan. Includes built in storage.

Utility 4'1" x 5'10" (1.25 x 1.79)

Space and plumbing for white goods.

Porch 4'1" x 6'5" (1.25 x 1.97)

uPVC windows face to the rear of the property with external door.

W/C 4'6" x 6'9" (1.39 x 2.08)

Vinyl effect tiled flooring with heated towel rail and uPVC window facing to the rear of the property. A two piece suite consisting of toilet and sink.

Landing 8'10" x 5'11" (2.7 x 1.81)

Internal doors lead to the three bedrooms and bathroom.

Bedroom One 8'8" x 12'11" (2.66 x 3.94)

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

En-Suite 4'8" x 3'8" (1.43 x 1.14)

A three piece suite consisting of corner shower cubicle, toilet and sink with vanity unit.

Bedroom Two 8'10" x 8'0" (2.71 x 2.44)

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

Bedroom Three 7'10" x 8'10" (2.4 x 2.7)

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

Bathroom 6'7" x 8'10" (2.03 x 2.7)

Vinyl effect tiled flooring with part tiled walls, heated towel rail and uPVC window facing to the rear of the property. A four piece suite consisting of bathtub, corner shower cubicle, sink and toilet.

External

To the front of the property is a lawned garden with a gravelled driveway for off road parking, which leads to the rear garden which is laid to lawn with decking area for entertaining and large storage shed.

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. 96.9 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		55	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	