



26 Langley Drive
Scunthorpe, Lincolnshire DN16 3TY
£185,000

Bella
properties

In the highly desirable Bottesford area of Scunthorpe, this three bedroom detached home is brought to the market for sale by Bella Properties. Well presented throughout, this home briefly comprises an entrance hall, living room and kitchen/diner to the ground floor, with the landing, three bedrooms and family bathroom to the first floor. Externally, there are lawned gardens to the front and rear, a driveway for off road parking and a detached garage.

Close to local schools, amenities and transport links, this home is in an ideal position for families or couples alike.

Viewings are available immediately and come highly recommended!



Hall 4'0" x 8'5" (1.23 x 2.57)

Entrance to the property is via the front door and into the hall. Internal door leads to the living room and stairs lead to the first floor accommodation.

Living Room 14'7" x 11'8" (4.45 x 3.56)

Carpeted with coving to the ceiling, central heating radiator, electric fireplace set on marble effect surround and uPVC bay window faces to the front of the property.

Kitchen/Diner 10'3" x 14'8" (3.14 x 4.49)

Vinyl effect wood flooring with coving to the ceiling, central heating radiator and uPVC window and French doors lead to the rear. A variety of wall mounted and base height units with integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods. Internal door leads to under stairs storage cupboard.

Landing 9'0" x 7'3" (2.76 x 2.21)

Carpeted with uPVC window facing to the side of the property and internal doors lead to the three bedrooms, bathroom and storage cupboard.

Bedroom One 14'8" x 8'7" (4.49 x 2.62)

Wooden flooring with central heating radiator and dual uPVC windows face to the front of the property.

Bedroom Two 9'5" x 8'5" (2.88 x 2.58)

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

Bedroom Three 9'5" x 5'10" (2.88 x 1.79)

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

Bathroom 9'6" x 5'10" (2.9 x 1.79)

Tiled walls with heated towel rail and uPVC window facing to the side of the property. A three piece suite consisting of bathtub, toilet and sink with vanity unit.

External

To the front of the property is a lawned garden with a driveway to the side for off road parking which leads to the rear garden and detached garage. The rear garden is mainly laid to lawn with decking entertaining 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



First Floor



Total area: approx. 69.5 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.

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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			70
(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	