



6 Holland Avenue  
Scunthorpe, DN17 4BD  
£350,000

*Bella*  
properties

**Bella Properties are proud to present this immaculate detached five bedroom home located in the always popular town of Crowle. Ideally suited for growing families, this property offers ample living space inside and out including three reception rooms flexible for living, dining and family use, five sizeable bedrooms, two offering their own en-suite facilities, an integral garage, downstairs W/C and ample off road parking to the front of the property. The property has also benefitted from updates including new windows and doors, electric garage door and internal blinds.**

**Close to a great range of local amenities including shops, pubs and everyday services, the town also benefits each reach of local primary and secondary schooling. Nearby open countryside and local parks are also within a short proximity.**

**Viewings are essential to appreciate what this home has to offer. Contact us today!**



### **Hallway**

Entrance to the property is via the front door and into the hallway. Vinyl effect flooring with coving to the ceiling, central heating radiator and internal doors lead to the kitchen, W/C, dining room, lounge and garage.

### **Kitchen** 17'4" x 9'3" (5.29 x 2.84)

Vinyl effect flooring with spotlights, central heating radiator and uPVC window faces to the front of the property. A modern kitchen unit with base height and wall mounted units with complimentary wooden countertops and splashbacks and integrated appliances. External door leads to the side of the property.

### **W/C** 8'9" x 2'11" (2.67 x 0.9)

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

### **Lounge** 13'1" x 16'4" (4.0 x 5.0)

Carpeted with coving to the ceiling, central heating radiator and uPVC windows and doors face to the rear garden.

### **Dining Room** 9'2" x 12'5" (2.8 x 3.8)

Open plan with the sun room. Vinyl effect flooring with coving to the ceiling and central heating radiator.

### **Sun Lounge** 9'6" x 12'9" (2.9 x 3.9)

Vinyl effect flooring with central heating radiator and uPVC windows and doors to the rear garden.

### **Garage** 16'8" x 14'7" (5.09 x 4.47)

Integral garage with entrance from the hallway. Includes utility space.

### **Landing** 15'9" x 5'10" (4.81 x 1.78)

Carpeted with central heating radiator and internal doors lead to all five bedrooms, family bathroom and storage cupboard.

### **Bedroom One** 8'11" x 11'11" (2.73 x 3.64)

Vinyl effect tiled flooring with central heating radiator, built in wardrobes and drawers and uPVC window faces to the front of the property.

### **En-Suite** 8'0" x 4'5" (2.45 x 1.35)

Tiled walls with tiled flooring, heated towel rail and uPVC window faces to the side of the property. A three piece suite consisting of shower cubicle, toilet and sink with vanity unit.

### **Bedroom Two** 11'2" x 9'7" (3.41 x 2.93)

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

### **En-Suite** 3'9" x 4'7" (1.15 x 1.4)

A three piece suite consisting of corner shower cubicle, sink with vanity unit and toilet. Heated towel rail and uPVC window faces to the side of the property.

### **Bedroom Three** 11'1" x 10'11" (3.4 x 3.33)

Vinyl effect flooring with central heating radiator and uPVC window faces to the front of the property.

### **Bedroom Four** 8'9" x 9'11" (2.67 x 3.03)

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

### **Bedroom Five** 9'11" x 6'6" (3.03 x 2.0)

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

### **Bathroom** 6'7" x 5'4" (2.03 x 1.64)

Tiled flooring with tiled walls, spotlights, heated towel rail and uPVC window faces to the side of the property. A three piece suite consisting of bathtub with overhead shower, toilet and sink with vanity unit.

### **External**

To the front of the property is ample off street parking in front of the house and integral garage which benefits from a new electric door. Access to the rear is down the side of the property to the low maintenance garden which consists of Astro turf and undercover patio area.

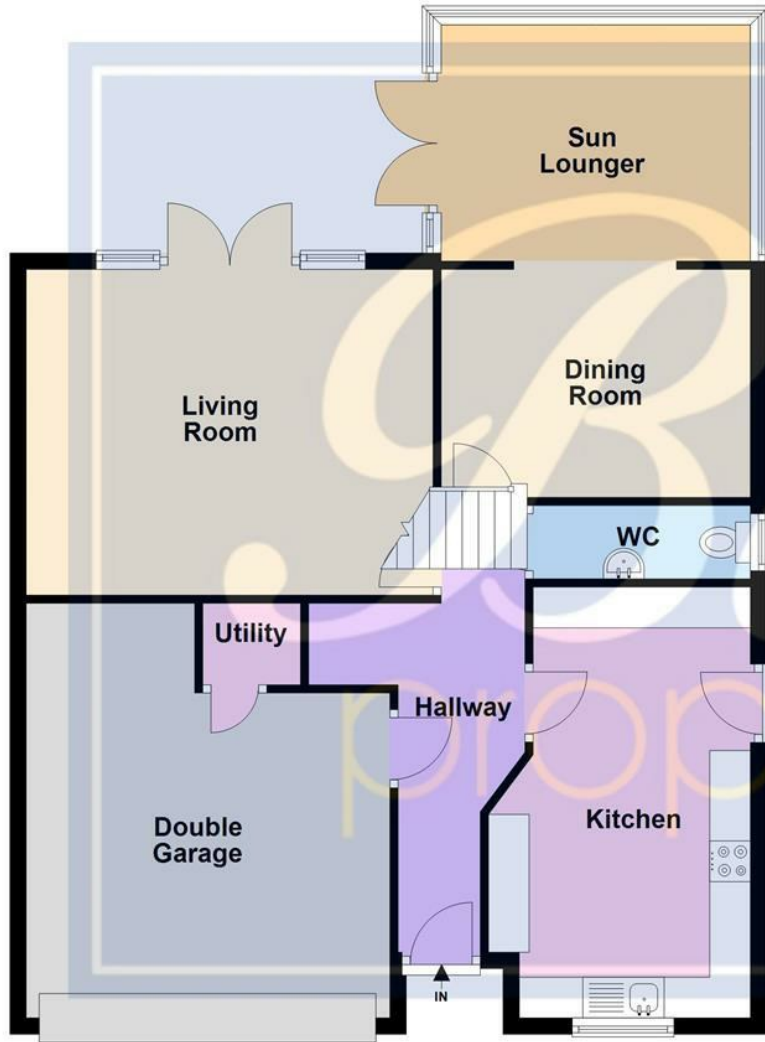
### **Disclaimer**

The information displayed about this property comprises of 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. 160.9 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		
(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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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