



77 Fulbeck Road  
Scunthorpe, DN16 2LH  
£160,000

*Bella*  
properties

Ideal for first time buyers or families, Bella Properties bring to the market for sale this lovely three bedroom semi detached home in the popular Ashby Area of Scunthorpe. This property boasts a large open plan lounge/diner, detached garage and a position close to local amenities, transport links and schools. Viewings are available immediately and come highly recommended to appreciate this home.

The property itself briefly comprises of a hallway, open plan living and dining room, kitchen and W/C to the ground floor, with the landing serving the three bedrooms and family bathroom on the first floor. Externally, there are well presented gardens to the front and rear, off road parking and a detached garage.



**Hallway****6'1" x 14'4" (1.87 x 4.39)**

Entrance to the property is via the front door and into the hallway. Laminate effect flooring with coving to the ceiling, central heating radiator and internal doors lead to the dining room, W/C and understairs storage cupboard. Carpeted stairs lead to the first floor accommodation.

**Living Room****11'3" x 11'8" (3.44 x 3.57)**

Open plan with the dining room. 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.

**Dining Room****12'2" x 11'8" (3.72 x 3.57)**

Laminate effect flooring with coving to the ceiling, central heating radiator and uPVC French doors lead to the rear garden.

**Kitchen****11'5" x 9'0" (3.48 x 2.75)**

Vinyl effect tiled flooring with central heating radiator and uPVC window faces to the rear of the property. A modern kitchen unit with base height and wall mounted units with countertops, tiled splashbacks, integrated sink and drainer, integrated oven, hob and overhead extractor fan and space and plumbing for white goods.

**W/C****6'1" x 3'11" (1.87 x 1.21)**

Tiled flooring with tiled walls, central heating radiator, space and plumbing for white goods and uPVC window faces to the side of the property. A two piece suite consisting of toilet and sink.

**Landing****9'4" x 6'6" (2.86 x 2.0)**

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

**Bedroom One****12'2" x 11'8" (3.72 x 3.58)**

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

**Bedroom Two****11'3" x 11'3" (3.44 x 3.44)**

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

**Bedroom Three****7'10" x 6'6" (2.41 x 2.0)**

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

**Bathroom****5'10" x 6'1" (1.8 x 1.86)**

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

**External**

To the front of the property is a gravelled garden with a driveway for off road parking. The driveway leads to the detached garage and rear garden which is beautifully presented with lawned area, and patio seating area for entertaining.

**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. 86.4 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	77
(81-91)	B	
(69-80)	C	
(55-68)	D	58
(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		
England & Wales EU Directive 2002/91/EC		