



37 Reginald Road
Scunthorpe, DN15 8PQ
£180,000

Bella
properties

This beautiful four bedroom semi detached home is now for sale, located on Reginald Road in Scunthorpe, offering well-presented accommodation with practical living spaces suited to families. The property briefly comprises the entrance hallway, handy W/C, living room with its own dual fuel burner, dining room, modern kitchen benefitting from natural light, office/bedroom four currently utilised as a bedroom and conservatory all located on the ground floor. Upstairs, there is the landing serving the three bedrooms and the bathroom, and stairs leading to the loft room. Throughout, the home is decorated with tasteful décor. Externally, there is off road parking to the front of the property with a sizeable rear garden made up of patio and decking seating areas, a lawn, garage, shed and summerhouse currently utilised as a gym.

The location offers convenient access to local amenities, including shops, supermarkets and everyday services within Scunthorpe. Families will appreciate the nearby schools, with a choice of primary and secondary education options within a short distance. Viewings are now available and come highly recommended!



Hallway 6'1" x 11'5" (1.87 x 3.48)

Entrance to the property is via the front door and into the hallway. Laminate effect wood flooring with coving to the ceiling, central heating radiator and internal door leads to the dining room. Carpeted stairs lead to the first floor accommodation.

W/C 2'6" x 6'5" (0.77 x 1.96)

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

Living Room 11'7" x 11'5" (3.55 x 3.48)

Carpeted with coving to the ceiling, central heating radiator and dual fuel burning stove. uPVC bay window faces to the front of the property, sliding doors lead to the dining room.

Dining Room 9'10" x 15'0" (3.01 x 4.59)

Wooden flooring with coving to the ceiling, central heating radiator and opening leads to the kitchen.

Kitchen 18'5" x 9'8" (5.63 x 2.97)

Vinyl effect flooring with coving to the ceiling, central heating radiator and uPVC window faces to the side of the property. Base height and wall mounted units with quartz countertops, splashbacks, integrated oven, microwave, hob and overhead extractor fan, integrated sink and space and plumbing for white goods. uPVC French doors lead to the conservatory.

Conservatory 11'10" x 8'9" (3.62 x 2.68)

A lovely additional seating area with tiled flooring and uPVC windows and doors to the rear garden.

Office/Bedroom Four

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

Landing 8'8" x 5'8" (2.66 x 1.73)

Carpeted with uPVC window facing to the side of the property. Internal doors lead to the three bedrooms, bathroom and carpeted stairs lead to the loft room.

Bedroom One 11'5" x 11'4" (3.49 x 3.47)

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

Bedroom Two 10'0" x 11'4" (3.05 x 3.47)

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

Bedroom Three 7'1" x 5'8" (2.16 x 1.73)

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

Bathroom 5'1" x 5'8" (1.57 x 1.73)

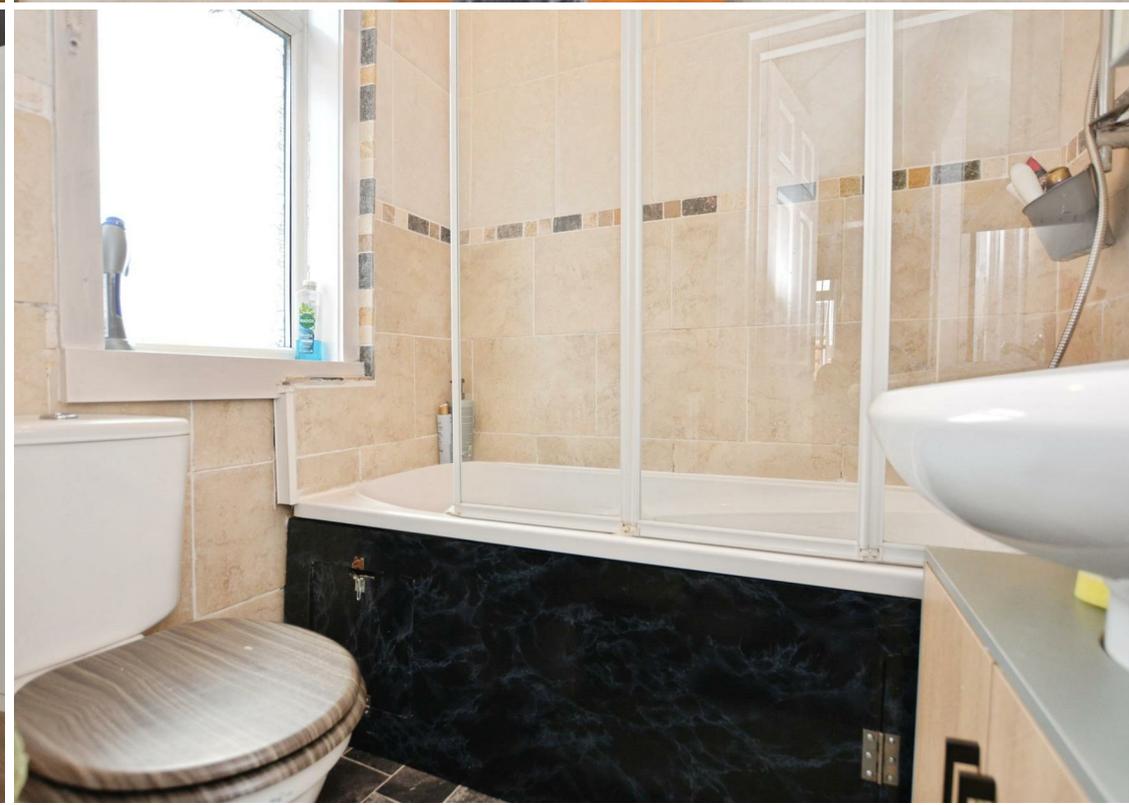
Vinyl effect tiled flooring with tiled walls, central heating radiator and uPVC window faces to the side of the property.

External

To the front of the property is a gravelled garden with space for off road parking and a driveway which leads to the garage and rear garden. The rear garden is well presented with patio and decking area ideal for entertaining, and a generously sized lawned garden with summerhouse currently utilised as a gym and 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



First Floor



Second Floor



Total area: approx. 114.9 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 ₂) 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 | | |