



**99 Burringham Road
Scunthorpe, DN17 2DF
£220,000**

Bella
properties

Immaculately presented throughout by the current owners, this three bedroom semi detached property is brought to the market for sale by Bella Properties. Located on the always popular Burringham Road, this home is ready for any lucky buyer to move into and boasts a modern, spacious, open plan kitchen, dining and living room, a downstairs shower room, three double bedrooms, a modern bathroom suite upstairs and a well presented rear garden which is of a very good size and mainly lawned with seating area for entertaining.

In a popular location close to local schools, shops, restaurants and transport links, this home is perfect for families. Viewings are available now and come highly recommended to appreciate what this beautiful home has to offer!



Hallway 5'11" x 9'11" (1.81 x 3.03)

Entrance to the property is via the front door and into the hallway. Herringbone flooring with central heating radiator and uPVC window faces to the side of the property. Internal doors lead to the living room and under stairs storage. Opening leads to the kitchen/diner and carpeted stairs lead to the first floor accommodation.

Living Room 13'5" x 11'10" (4.09 x 3.63)

Open plan with the kitchen/diner. Herringbone flooring with central heating radiator and uPVC bay window faces to the front of the property.

Kitchen/Diner 18'0" x 13'6" (5.5 x 4.14)

A great open plan entertaining area with herringbone flooring, spotlights, central heating radiator, uPVC windows face to the side and rear of the property and uPVC French doors lead to the rear garden. A beautiful, modern kitchen unit with a variety of base height and wall mounted units, tiled splashbacks, central island and integrated appliances with space for American style fridge/freezer and dining table.

Shower Room 6'11" x 5'9" (2.13 x 1.76)

Vinyl effect flooring with heated towel rail and uPVC window faces to the rear of the property. A three piece suite consisting of shower cubicle, toilet and sink.

Landing 9'5" x 7'1" (2.88 x 2.18)

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

Bedroom One 12'0" x 12'11" (3.67 x 3.95)

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

Bedroom Two 13'6" x 12'2" (4.14 x 3.72)

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

Bedroom Three 9'7" x 7'1" (2.94 x 2.18)

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

Bathroom 5'11" x 6'5" (1.82 x 1.96)

Vinyl effect flooring with heated towel rail and uPVC window faces to the front of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

External

To the front of the property is a lawned garden with a driveway for off road parking. Access to the rear is through a wooden gate to a well presented garden which is laid to lawn with gravelled area, decking area perfect for entertaining and detached garage.

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. 108.7 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		
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