



52 Ennerdale Lane  
Scunthorpe, DN16 2RW  
£144,950

*Bella*  
properties

**Built by the reputable Keigar Homes, this home is a great opportunity for a family or first time buyer!**

**Located on Ennerdale Lane in the always popular Lakeside development of Scunthorpe, this home is extremely well presented inside and out and briefly comprises the entrance hall, living room, kitchen/diner and W/C on the ground floor, with the landing, three bedrooms and bathroom to the first floor. Externally, there is off road parking to the front of the property and the rear garden benefits from Astroturf and patio areas, as well as a shed for storage.**

**Located close to local schools, pubs and restaurants, retails parks and transport links, contact us now to arrange your viewing!**



## **Hall** 3'4" x 11'3" (1.04 x 3.45) **Disclaimer**

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

## **Living Room** 14'0" x 10'11" (4.27 x 3.33)

Carpeted with coving to the ceiling, central heating radiator, under stairs storage cupboard and uPVC window facing to the front of the property.

## **Kitchen/Diner** 14'7" x 8'9" (4.47 x 2.68)

Vinyl effect flooring with coving to the ceiling, spotlights, central heating radiator and uPVC windows and door facing the rear garden. Base height and wall mounted units with countertops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods.

## **W/C** 3'1" x 5'2" (0.96 x 1.6)

Vinyl effect flooring with central heating radiator and uPVC window facing to the rear of the property. A two piece suite consisting of toilet and sink.

## **Landing**

Carpeted with internal doors leading to three bedrooms, storage cupboard and bathroom.

## **Bedroom One** 11'5" x 14'0" (3.48 x 4.27)

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

## **Bedroom Two** 11'0" x 8'7" (3.36 x 2.64)

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

## **Bedroom Three** 8'10" x 8'9" (2.7 x 2.69)

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

## **Bathroom** 5'10" x 6'11" (1.8 x 2.11)

Vinyl effect flooring with part tiled walls, central heating radiator and uPVC window facing 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 block paved driveway for off road parking. The rear garden benefits from AstroTurf, tiled patio areas and a wooden shed for outdoor storage.





## Ground Floor

Approx. 34.2 sq. metres



## First Floor

Approx. 40.0 sq. metres



Total area: approx. 74.2 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		96
(81-91) B	83	
(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		
England & Wales		
EU Directive 2002/91/EC		