



**4 Yew Drive, Scunthorpe
DN16 3WF
£850 Per Month**

Set in a cul de sac location is this three bedroom detached family home in the popular Bottesford area of Scunthorpe. The property boasts an extremely private garden backing onto Bottesford Beck, off road parking and detached garage.

The home itself briefly comprises of a hallway, generous lounge, open plan kitchen/diner, conservatory, ground floor W/C, three bedrooms, master with en suite, and a family bathroom. To the front of the home there is a mostly lawned area with adjacent driveway which leads to the garage. To the rear of the home there is a split level garden with steps between the levels, patio seating areas and decorative borders.

Close to local schools, amenities and bus routes



Hall

Entrance to the property is gained via a white uPVC door into the hallway. Stairs lead to the first floor and door leads to the lounge.

Lounge

12'2" x 18'6" (3.73m x 5.65m)

Neutrally decorated with bay uPVC window, feature fireplace with marble hearth and surround and wooden mantel, laminate flooring and door leading to the dining room.

Dining Room

15'4" x 10'3" (4.68m x 3.14m)

Neutrally decorated, open plan with the kitchen. Tiled flooring throughout with central heating radiator and double doors leading to the conservatory.

Kitchen

7'6" x 9'7" (2.30m x 2.94m)

A modern kitchen with light wood base height and wall mounted units and complimentary grey counters. Includes integral oven, gas hob, overhead extractor fan and stainless steel sink and drainer with mixer tap. Space for white goods. Tiled flooring throughout, tiled splashbacks and white uPVC window to the rear of the property.

Conservatory

12'10" x 16'6" (3.93m x 5.04m)

Brick based conservatory with tiled flooring throughout, white uPVC windows, white uPVC double doors leading from the dining room and white uPVC double doors lead to the rear garden.

WC

Toilet and sink suite with white uPVC window to the front of the property.

Landing

White uPVC window to the side of the property, attic access and doors lead to all three bedrooms and family bathroom.

Bedroom One

9'4" x 9'11" (2.86m x 3.03m)

Carpeted throughout with central heating radiator, built in wardrobes, white uPVC window to the rear of the property and door leads to the en suite.

En Suite

Three piece white suite with toilet, sink and double shower. Central heating radiator and white uPVC window to the rear of the property.

Bedroom Two

8'9" x 10'7" (2.67m x 3.25m)

Laminate flooring throughout with central heating radiator and white uPVC window to the front of the property

Bedroom Three

6'11" x 8'11" (2.13m x 2.74m)

Laminate flooring throughout with central heating radiator and white uPVC window to the front of the property

Bathroom

8'9" x 7'4" (2.68m x 2.24m)

A three piece white suite consisting of toilet, sink and bath. Central heating radiator and white uPVC window to the side of the property.

External

To the front of the garden is a mostly lawned garden with offroad parking leading to the detached garage. To the rear is a private split level garden with steps leading from the higher to the lower with two paved seating areas and established hedges and borders.

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