



**30 Tee Lane**  
**Scunthorpe, DN15 9ED**  
**£550,000**

*Bella*  
properties

**Bella Properties are delighted to bring to the market this stunning four bedroom home located in the always sought after village of Burton-upon-Stather. Immaculately presented throughout by the current owner, this home is absolutely ideal for a family with plenty of living space inside and out boasting four bedrooms, three reception rooms as well as a conservatory, an en-suite from the master, a utility off from the kitchen and two additional family bathrooms! Externally the property benefits from ample off road parking to the front, and an generously sized rear garden with gorgeous views of open fields.**

**Located close to local village amenities including school, shop, doctors surgery and pubs while also being a short drive from nearby Scunthorpe, Winterton and Hull. Viewings are available now and come highly recommended to appreciate this beautiful, family home!**



**Entrance Hall** 7'10" x 13'4" (2.41 x 4.07)

Entrance to the property is via the front door and into the hallway. Herringbone flooring with spotlights and central heating radiator. Internal doors lead to the reception room, dining room, bathroom and living room. Carpeted stairs lead to the first floor accommodation.

**Reception Room** 12'0" x 10'5" (3.68 x 3.18)

Herringbone flooring with spotlights, central heating radiator and uPVC window faces to the front of the property.

**Dining Room** 12'0" x 11'7" (3.68 x 3.55)

Open plan with the kitchen. Herringbone flooring with central heating radiator, central island and uPVC window faces to the front of the property.

**Kitchen** 13'4" x 9'1" (4.07 x 2.77)

Herringbone flooring with spotlights, base height and wall mounted units with countertops, splashbacks and integrated appliances.

**Bathroom** 13'4" x 8'5" (4.07 x 2.57)

Herringbone flooring with spotlights, central heating radiator and uPVC window faces to the rear of the property. A four piece suite consisting of bathtub, sink, toilet and shower cubicle.

**Utility Area** 6'0" x 9'3" (1.84 x 2.82)

Herringbone flooring with central heating radiator and built in appliances and storage.

**Living Room** 20'0" x 18'7" (6.11 x 5.68)

Herringbone flooring with spotlights, three central heating radiators, log burning stove and uPVC windows face to the rear and sides of the property. Opening leads to the conservatory.

**Conservatory** 10'7" x 8'11" (3.25 x 2.74)

Brick based construction with herringbone flooring, central heating radiator and uPVC windows and doors to the rear garden.

**Landing** 22'4" x 6'6" (6.82 x 2.0)

Carpeted with spotlights, central heating radiator and Velux window. Internal doors lead to all four bedrooms and family bathroom.

**Bedroom One** 17'8" x 18'8" (5.39 x 5.69)

Carpeted with spotlights, two central heating radiators, built in wardrobes and dual uPVC windows face to the rear of the property.

**En-Suite** 8'4" x 6'9" (2.55 x 2.07)

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

**Bedroom Two** 11'8" x 12'11" (3.58 x 3.95)

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

**Bedroom Three** 11'8" x 12'11" (3.58 x 3.95)

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

**Bedroom Four** 13'10" x 9'0" (4.22 x 2.76)

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

**Family Bathroom** 13'2" x 8'7" (4.02 x 2.64)

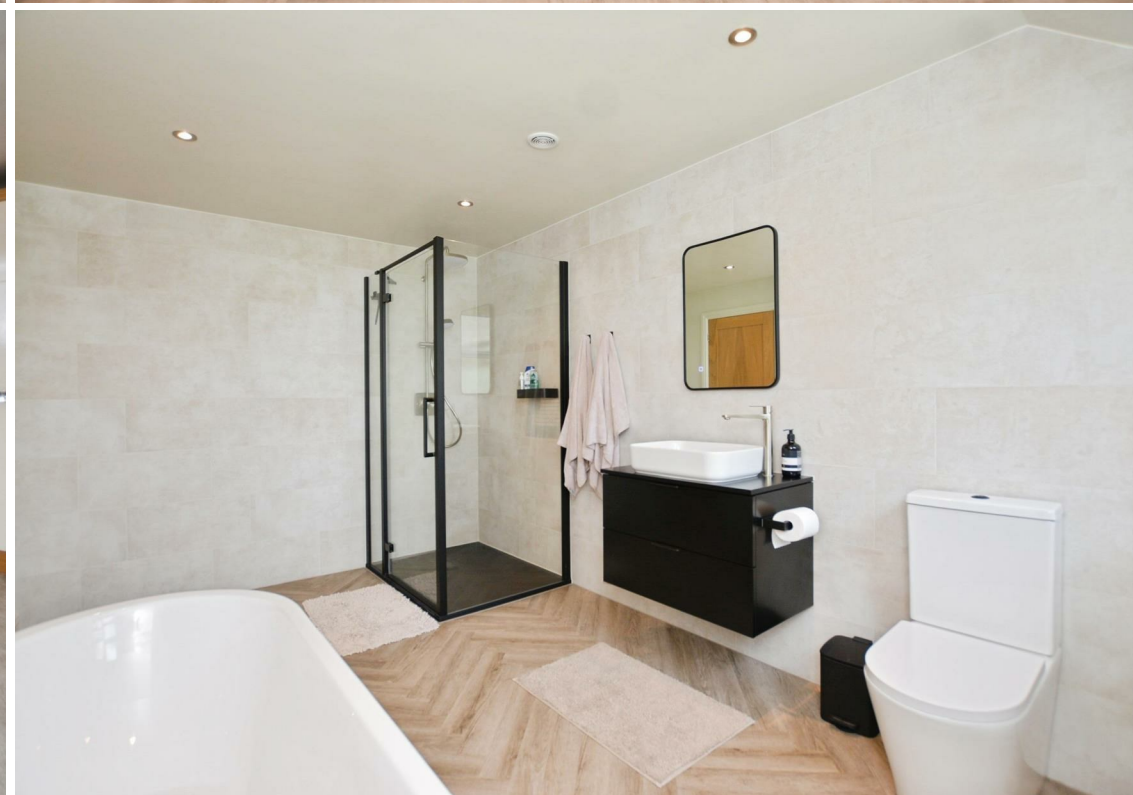
Herringbone flooring with spotlights, central heating radiator and uPVC window faces to the rear of the property. A four piece suite consisting of bathtub, shower cubicle, sink with vanity unit and toilet.

**External**

To the front of the property is a lawned garden with a large gravelled driveway with off road parking for multiple vehicles. Access to the rear is down both sides of the property to a gravelled seating area, perfect for hosting, with a good sized lawned garden. The rear also benefits from a detached, brick built garage, wooden pergola and brick-built outbuilding.

**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



Total area: approx. 226.5 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 <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		
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