



**4 River Bank Close
Scunthorpe, DN17 3BE
£215,000**

Bella
properties

**** PERFECT FAMILY HOME ** ** VILLAGE LOCATION ****

Situated in the quiet cul-de-sac of River Bank Close, in the village of Keadby is this immaculately presented FOUR bedroom DETACHED home. Benefitting from four bedrooms, two reception rooms, master bedroom with en-suite, and a great position close to a local school, amenities and transport links.

Sold with the benefit of NO ONGOING CHAIN, viewings are available now and come highly recommended to appreciate this lovely home!

This home consist of the entrance hall, living room, dining room, kitchen, utility room and WC on the ground floor, landing, master bedroom, en-suite, three further bedrooms and family bathroom on the first floor. Externally, to the front there is a driveway and off-road parking, to the side you will find the attached garage and gate giving access to the rear private part lawned garden with a patio area for entertainment.



Entrance Hallway

Entrance to the property is via the front door. Wooden flooring, radiator, coving to ceiling with internal doors leading into the living room, dining room, kitchen, utility, WC, storage cupboard and carpeted stairs to the first floor.

Living Room 15'8" x 12'6" (4.80 x 3.82)

uPVC bay window to front and side aspect, carpeted, two radiators, featured surround electric fireplace and coving to ceiling.

Dining Room 9'2" x 9'3" (2.80 x 2.84)

uPVC patio doors to rear aspect, wooden flooring, radiator and coving to ceiling.

Kitchen 12'5" x 9'6" (3.79 x 2.91)

uPVC window to rear aspect with wooden flooring. A variety of base height and wall mounted units with complementary counters and tiled splashback. Integrated sink and drainer, fridge/freezer, gas hob, electric oven with overhead extractor fan and dishwasher. Internal door leads into the utility.

Utility

uPVC external door to side aspect, integrated sink and drainer with space for plumbing and white goods.

WC

Two piece toilet and sink.

Landing

uPVC window to front aspect, carpeted and radiator. Internal doors leading into the master bedroom, three further bedrooms, family bathroom and storage cupboard.

Master Bedroom 10'11" x 12'7" (3.33 x 3.86)

Two uPVC windows to front and side aspect, radiator, built in wardrobes. Internal door leads into the en-suite.

En-Suite 5'6" x 6'11" (1.70 x 2.13)

uPVC window to side aspect, tiled flooring and splashback. Three piece suite consisting of the toilet, sink and shower.

Bedroom Two 16'8" x 8'7" (5.10 x 2.64)

Two uPVC windows to front and rear aspect, carpeted and two radiators.

Bedroom Three 9'7" x 8'10" (2.93 x 2.70)

uPVC window to rear aspect, carpeted and radiator.

Bedroom Four 6'2" x 10'4" (1.89 x 3.16)

uPVC window to rear aspect, carpeted and radiator.

Family Bathroom 6'10" x 8'10" (2.09 x 2.70)

uPVC window to side aspect, tiled flooring and tiled walls. Three piece suite consisting of the toilet, sink and bathtub with overhead shower.

External

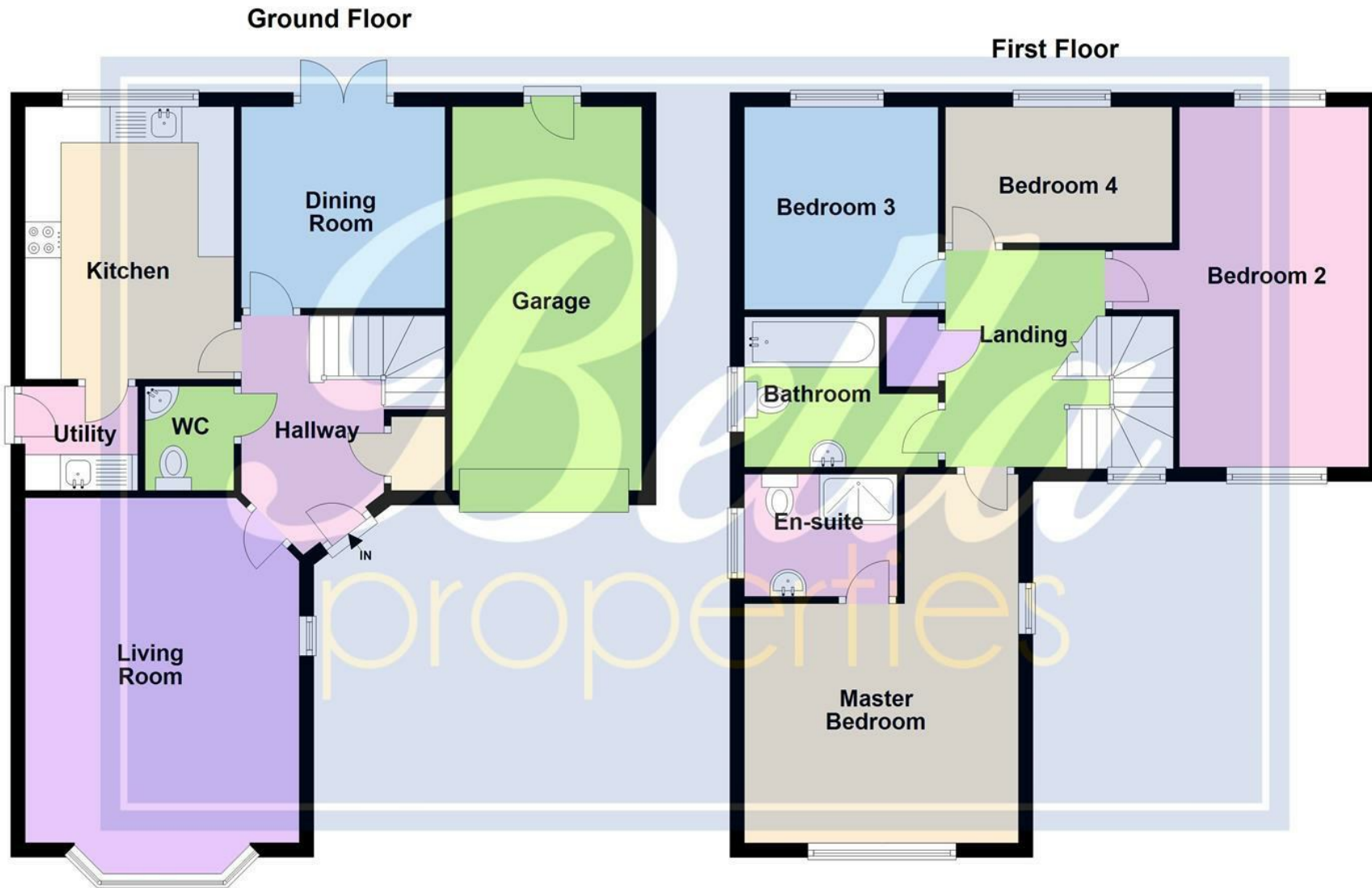
The front of the property offers a lawned area with a driveway and off-road parking. The side leads to the attached garage and gate giving access to the lovely, rear, private part lawned garden with a patio area for entertainment.

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.







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		
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

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.