



**15 Gorse Close**  
**Scunthorpe, DN16 3UL**  
**£210,000**

*Bella*  
properties

**\*\* A MUST SEE \*\* \*\* SO MUCH LIVING SPACE \*\***

Located in the popular area of Ashby is Gorse Close, Scunthorpe a three bedroom DETACHED house positioned in a quiet Cul De Sac. This property has so many benefits including the utility, downstairs WC, conservatory, garage, master bedroom with a three piece en-suite and a family bathroom. Situated close to many local shops, schools, transport links and Ashby Centre.

This property would make a perfect home for a growing family and is certain to have widespread appeal. Viewings come highly recommended now to appreciate this home!

This property briefly comprises of the entrance hall, lounge, dining room, kitchen, utility room, WC on the ground floor, landing, master bedroom, en-suite, further two bedrooms and family bathroom on the first floor. Externally, to the front offers a Newley block paved drive with off-road parking and attached garage. To the rear is a lawned garden with a lovely patio area for entertaining and storage shed.



### Entrance Hall

Entrance to the property is via the front door with internal doors leading into the lounge, dining room, kitchen and carpeted stairs to the first floor.

### Lounge

12'10" x 14'2" (3.92 x 4.34)

Carpeted throughout, radiator and coving to ceiling. uPVC patio doors lead into the conservatory.

### Dining Room

9'7" x 9'1" (2.94 x 2.77 )

uPVC window to front aspect, carpeted, radiator and coving to ceiling.

### Kitchen

10'10" x 8'8" (3.31 x 2.66 )

uPVC window to front aspect with vinyl flooring throughout. A variety of base height and wall mounted units with complementary counters and tiled splashback. Integrated sink and drainer with space for plumbing and white goods. Internal door leads into the utility room.

### Utility Room

Vinyl flooring throughout with tiled splashbacks. A variety of base height and wall mounted units with space for plumbing and white goods. uPVC external door to the rear aspect, internal door leads into the WC.

### WC

uPVC window to rear aspect, two piece toilet and sink basin.

### Conservatory

8'5" x 12'6" (2.59 x 3.83)

Wooden flooring throughout, external doors give access to the rear with the internal door leading into the garage.

### Landing

uPVC window to rear aspect, internal doors lead into the master bedroom, further two bedrooms, family bathroom and two storage cupboard's.

### Master Bedroom

17'1".8'8" (5.22.2.66)

uPVC window to front aspect, carpeted and radiator. Internal doors lead into the storage wardrobe and three piece en-suite.

### En-Suite

5'8" x 5'11" (1.73 x 1.81)

uPVC window to rear aspect, tiled flooring and splashback. Three piece toilet, sink and shower.

### Bedroom Two

8'5" x 11'5" (2.59 x 3.50 )

uPVC to front aspect, carpeted and radiator. Internal door leads into the storage cupboard.

### Bedroom Three

7'8" x 9'1" (2.36 x 2.77 )

uPVC to rear aspect, carpeted and radiator.

### Bathroom

5'11" x 9'1" (1.81 x 2.77 )

uPVC window to side aspect, vinyl flooring throughout with tiled splashback. Three piece suite consisting of the toilet, sink and bathtub with over head shower.

### External

To the front of the property offers a block pathed drive with off-road parking and attached garage. To the side gate gives access to the lawned rear garden, with a lovely patio area for entertaining and storage shed.

### Garage

17'7" x 8'10" (5.38 x 2.71)

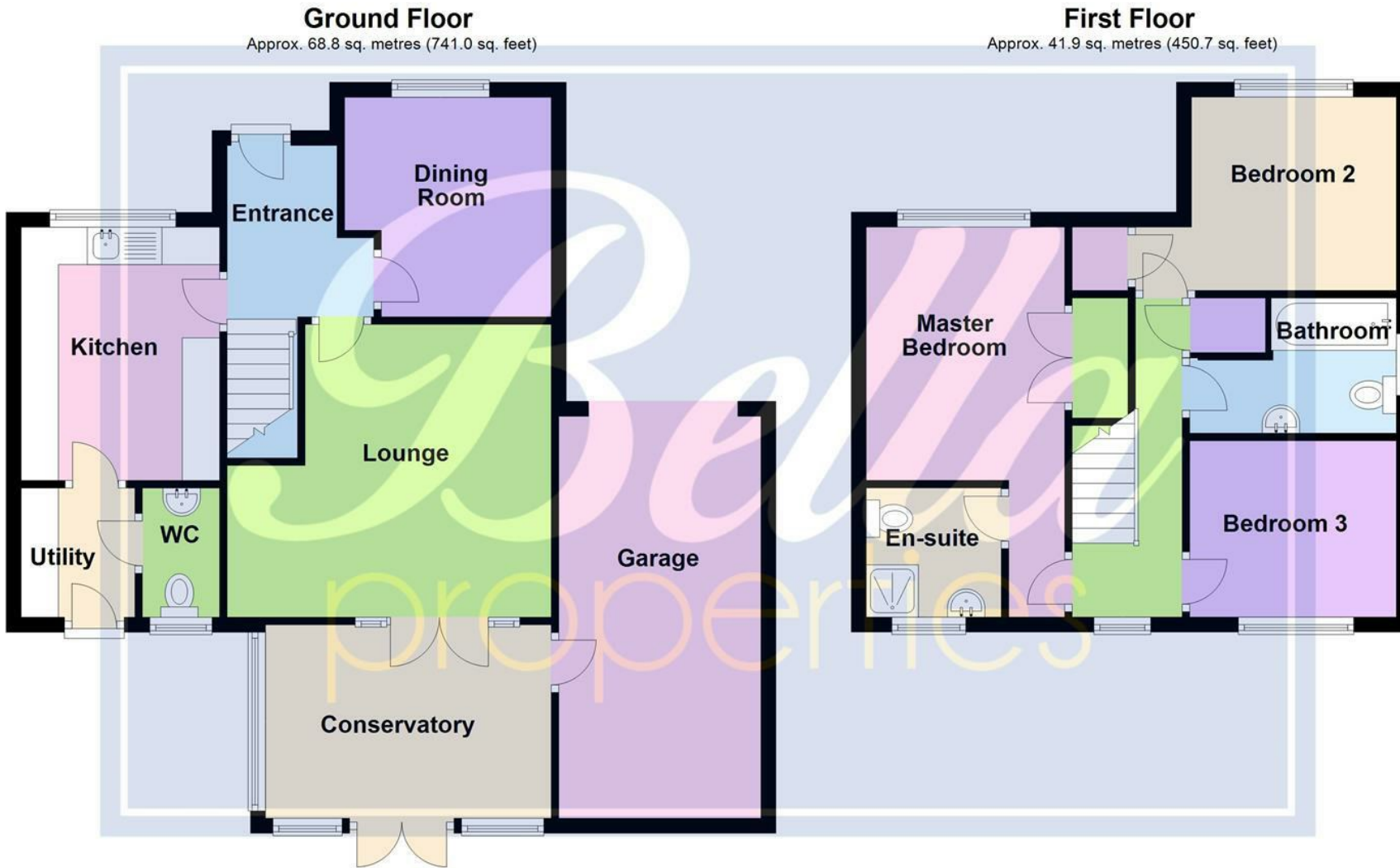
Internal access from the conservatory.

### 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.







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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		<b>73</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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