



13 Queenswood Road
Scunthorpe, DN16 3QS
Offers In The Region Of £225,000

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properties

**** BEAUTIFUL REAR GARDEN/DETACHED GARAGE ** EXTENSION TO THE REAR ****

Set to a high standard throughout is this three bedroom semi-detached home, located on Queenswood Road, Scunthorpe. Offering so much living space, this home benefits from the large separate living/dining room, WC, sitting room, annex bedroom and annex three piece en-suite, further three double bedrooms and four piece bathroom with a detached garage and outside bar. Modern throughout and beautifully presented by the current owners, perfect for growing families!

This home is close to many local shops, schools, supermarkets, restaurants, doctors and transport links. To the front offers a low-maintenance lawned garden with trees and shrubs, detached garage and off-road parking. To the rear is a beautiful part lawned garden, with a patio and decking area for entertainment. Brick built outside bar and storage shed, fully enclosed throughout.

Viewings come highly recommended to appreciate this lovely extended home!

This property briefly comprises of the entrance porch, lounge/diner, kitchen, sitting room, annex bedroom, en-suite and WC on the ground floor, landing, three double bedrooms and four piece bathroom on the first floor.



Entrance Porch

uPVC window to side aspect, entrance to the property is via the front door into the hallway, oak wooden flooring with coving and spotlights to ceiling. Internal doors lead into the lounge/diner and WC.

Lounge/Diner 24'9" x 10'9" (7.56 x 3.28)

uPVC bay window to front aspect, oak wooden flooring, three radiators, featured surround fireplace with electric fire and coving to ceiling. Internal door leads into the kitchen, sitting room with carpeted stairs to the first floor.

Kitchen 10'0" x 8'9" (3.05 x 2.69)

uPVC window to side aspect, tiled flooring and splashback, radiator and coving to ceiling. A variety of base height and wall mounted units with complementary counters. Integrated sink and drainer, gas hob and electric oven with space for plumbing and white goods. External door gives access to rear aspect.

Sitting Room 10'1" x 10'9" (3.09 x 3.28)

uPVC window to side aspect, wooden flooring and electric wall fire. Internal door leads into the annex bedroom.

Annex Bedroom 8'2" x 10'9" (2.51 x 3.28)

uPVC patio doors give access to the rear garden, radiator and spotlights to ceiling. Internal door leads into the three piece en-suite.

Annex En-Suite 6'7" x 5'2" (2.02 x 1.58)

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

W/C

uPVC window to side aspect, vinyl flooring and tiled splashback. Two piece toilet and sink basin.

Landing

uPVC window to side aspect, carpeted on the stairs and laminate flooring on the landing with coving to ceiling. Internal doors lead into the storage cupboard, three bedrooms and family bathroom.

Bedroom One 12'0" x 10'4" (3.66 x 3.17)

Two uPVC windows to front aspect, wooden flooring, radiator, coving and spotlights to ceiling. Built in storage wardrobes.

Bedroom Two 10'0" x 10'9" (3.07 x 3.28)

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

Bedroom Three 9'0" x 8'11" (2.76 x 2.73)

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

Bathroom 10'1" x 9'4" (3.09 x 2.86)

uPVC window to rear aspect, tiled flooring and splashback, towel wall radiator with spotlights to ceiling. Four piece toilet, sink, bathtub and shower.

External

To the front offers a low-maintenance lawned garden with trees and shrubs, to the side is a driveway leading to the front door and has off-road parking. To the side is a metal gate giving access to the detached garage. To the rear is a beautiful part lawned garden, with a patio and decking area for entertainment. Brick built outside bar and storage shed, fully enclosed throughout.

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.

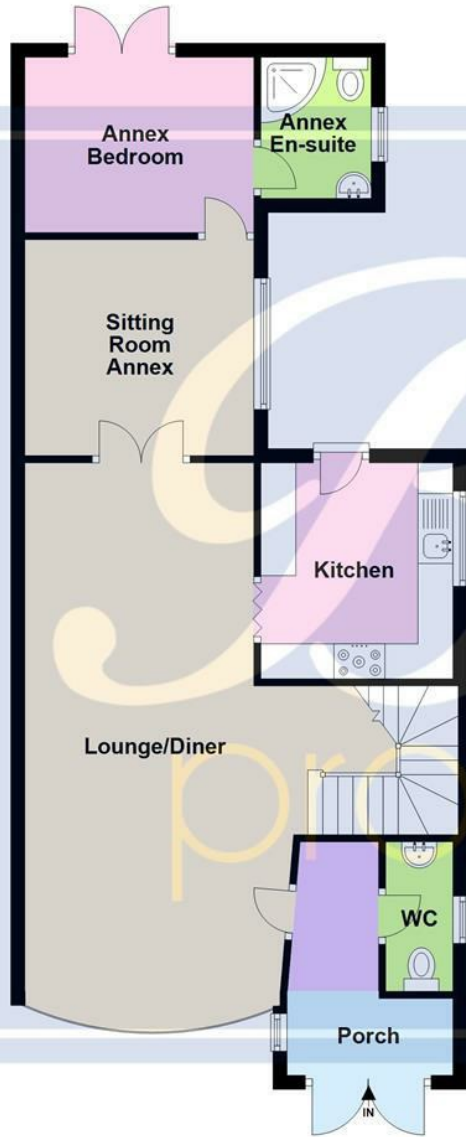




Welcome to our
★ BEER ★
GARDEN

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Ground Floor
Approx. 71.8 sq. metres



First Floor
Approx. 46.6 sq. metres



Total area: approx. 118.4 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		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
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		