



**3 Betula Way
Scunthorpe, DN17 2AF
£410,000**

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properties

******Great Sized Bungalow In Sought After Location******

Situated in the popular Silica Lodge development, this attractive detached bungalow sits within a generous plot with southerly facing aspect and ample parking. The accommodation comprises an impressive spacious entrance hall, shower room, large living room, dining room with sun room off, three good size bedrooms, bathroom with four piece suite, Superb family kitchen with utility off. Externally there is a double garage with adjoining workshop, off road parking, front and rear enclosed gardens. The property also boasts owned solar panels.

The bungalow is spacious throughout and is situated on an amazing plot. Maintained to a high standard throughout. This home really is something a bit special and needs to be viewed to fully appreciate.



Entrance Hallway 17'3" x 13'0" (5.27 x 3.97)

Has uPVC double central entrance doors with double glazed side lights, carpeted floor throughout, large wall to ceiling coving, ceiling rose and an open aspect archway leading to the inner hallway. Doors leading to living room. kitchen and shower room.

Inner Hallway 17'1" x 2'8" (5.21 x 0.82)

With loft access, access to the family bathroom and three bedrooms. Carpeted throughout.

Shower Room 8'5" x 3'9" (2.58 x 1.15)

Tiled flooring, frosted window and central heating radiator. Shower enclosure with low level w/c.

Living Room 17'3" x 17'3" (5.27 x 5.27)

Large bay window to the front aspect and further window to the side aspect. Two central heating radiators, coving to ceiling with ceiling rose and fully carpeted throughout. With a feature open walled log burner.

Dining Room 15'10" x 10'11" (4.84 x 3.34)

Fully carpeted throughout, uPVC window to the side aspect, coving to ceiling with ceiling rose, central heating radiator and double doors leading to the sun room.

Sun Room 11'11" x 8'3" (3.65 x 2.52)

Accessed via double doors from the dining room. This room enjoys double glazed patio doors and double glazed window, wall to ceiling coving and inset ceiling spotlights.

Kitchen 15'9" x 10'4" (4.82 x 3.17)

Wood effect vinyl flooring throughout. Has a uPVC double glazed window to the rear aspect, attractive shaker modern kitchen offering a matching range of base units, drawer units and wall units with one double wall unit having glazed doors with internal glass shelving, fridge freezer space, modern work tops which incorporate a hob with double oven and kick space heater, overhead stainless steel and glass cooker extractor, white one and a half bowl sink unit with chrome style hot and cold mixer tap, built in dishwasher, tiled splash backs to the work surfaces, wall to ceiling coving.

Utility Room 11'6" x 8'5" (3.52 x 2.58)

Has a uPVC double entrance door and a uPVC double

glazed window, range of shaker style base units beneath the modern worktop which has a stainless steel recessed sink unit with hot and cold mixer tap, plumbing for a washing machine, wall mounted boiler, large store cupboard, matching flooring to the kitchen and wall to ceiling coving.

Bedroom One 12'10" x 12'2" (3.93 x 3.72)

Has a uPVC double glazed window overlooking the rear garden, fitted carpet, fitted wardrobes, wall to ceiling coving and central heating radiator.

Bedroom Two 12'2" x 11'11" (3.72 x 3.64)

Has a uPVC double glazed window to the front aspect, fully carpeted, fitted wardrobes to one wall, wall to ceiling coving and central heating radiator.

Bedroom Three 9'2" x 7'10" (2.80 x 2.41)

Has a uPVC double glazed window to the side aspect, fully carpeted, wall to ceiling coving and central heating radiator.

Family Bathroom 9'2" x 8'10" (2.80 x 2.70)

Has a frosted uPVC double glazed window to the side aspect, central heating radiator, enjoying a white four piece suite comprising of a low flush WC, hand wash basin into a double vanity, panelled bath, large shower with overhead waterfall style mains shower head with second shower attachment, tiled walls and tiled floor.

Externally

The property stands in grounds which to the rear offers a fantastic south facing garden with lawned section with ample stocked shrub and flowering borders and raised patio area. The front is also mature with pleasant lawned section with ample stocked shrub and flowering borders. Access down either side of the property housing log storage. There is a large brick paved gated driveway which provides ample off street parking for several vehicles.

Garage/Workshop 22'8" x 15'1" (6.92 x 4.60)

Has a double electric roller door garage, uPVC double glazed entrance door and uPVC double glazed window to the rear, internal ceiling strip lights and power points.

Disclaimer

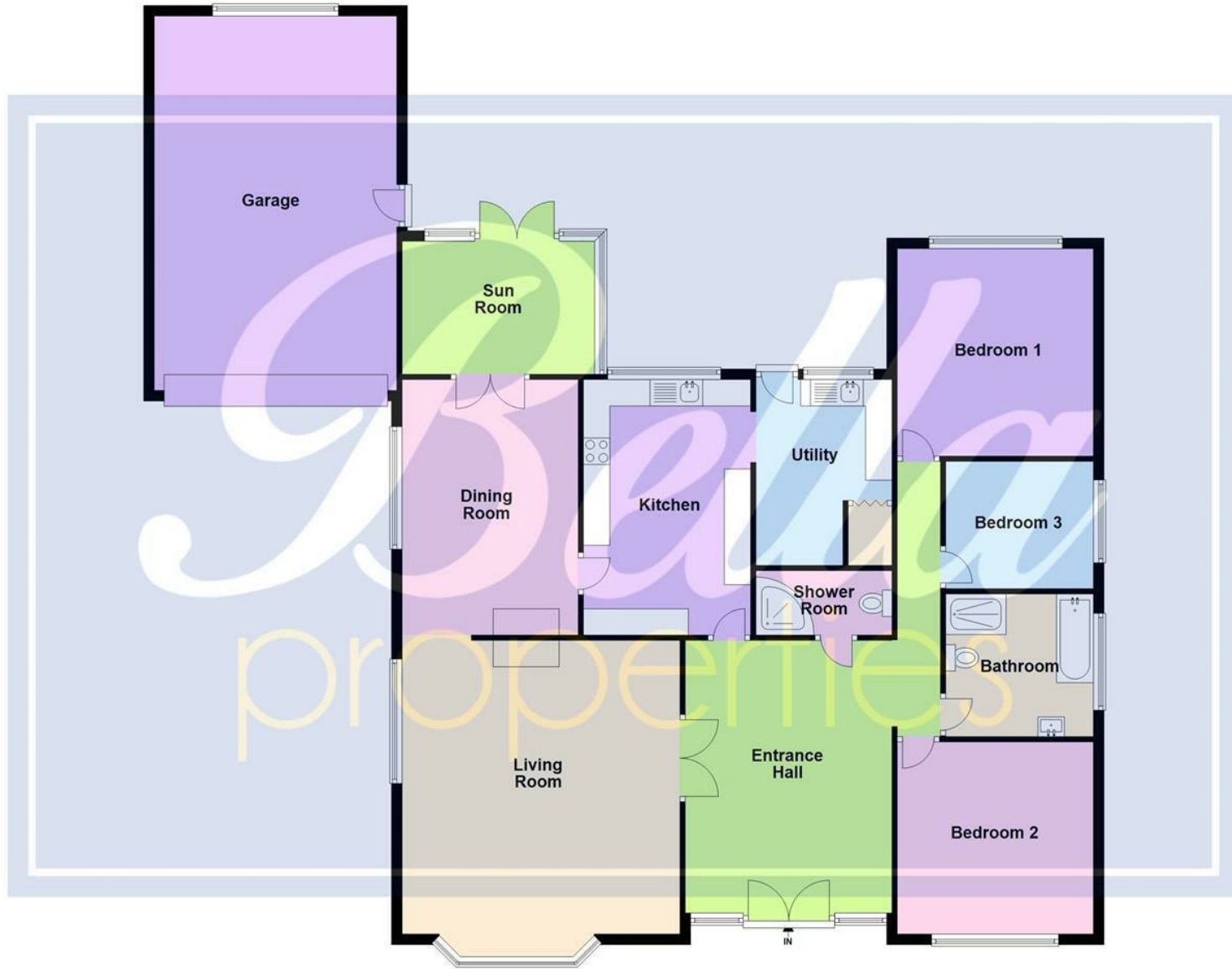
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Floor Plan
Approx. 186.4 sq. metres



Total area: approx. 186.4 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		
(81-91) B	88	93
(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		
	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		
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