



58 Glover Road  
Scunthorpe, North Lincolnshire DN17 1AS  
£207,500

*Bella*  
properties

**\*\* STUNNING FAMILY HOME \*\***

Offering so much character is this three bedroom semi-detached home positioned in Scunthorpe on Glover Road. Boasting a open-planned lounge/diner, downstairs WC, extended kitchen, two DOUBLE bedrooms, FOUR piece morden family suite! Close to many local schools, shops, colleges and transport links to the down centre.

Benefiting from all New UPVC windows and external door, grey aluminium gate, electric roller garage door and a newly built detached brick garage and bar.

This ready to move in home will sure to have widespread appeal! Viewings come highley recommended to appreciate this lovely home!

This home briefly comprises of the entrance hallway, living room, dinging room, kitchen, WC, detached garage and bar on the ground floor, landing, three bedrooms and family bathroom on the first floor. Externally, to the front of the property is a good sized drive for multiple vehicle's with metal double gates leading to the detached brick garage and side access to the property. To the rear offers a beautiful lawned garden with a patio area with new concrete paving for entertaining. Fully enclosed throughout.



### **Entrance Hallway**

Entrance to the property is via the front door into the hallway with oak wooden flooring, radiator and coving to ceiling. Internal doors lead into the living room, dining room, kitchen, WC and stairs to the first floor.

### **Living Room** 11'10" x 11'11" (3.63 x 3.64 )

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

### **Dining Room** 12'11" x 11'11" (3.96 x 3.64 )

uPVC bay window to rear aspect, carpeted, radiator and coving to ceiling.

### **Kitchen** 19'4" x 6'10" (5.91 x 2.09 )

Three uPVC windows to side and rear aspect and external door giving access to the side. A variety of base height and wall mounted units with complementary counters, oak wooden flooring and coving to ceiling. Integrated sink and drainer, gas hob, oven extractor fan, with space for white goods and free standing America fridge/freezer.

### **WC**

uPVC window to side aspect, two piece toilet and sink.

### **Landing**

uPVC window to side aspect, carpeted with internal doors leading into the three bedrooms and family bathroom.

### **Bedroom One** 12'10" x 12'1" (3.93 x 3.69 )

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

### **Bedroom Two** 11'10" x 11'11" (3.63 x 3.65 )

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

### **Bedroom Three** 9'7" x 6'10" (2.94 x 2.10 )

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

### **Bathroom** 8'9" x 6'10" (2.68 x 2.10 )

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

### **Outside Bar** 13'7" x 11'6" (4.16 x 3.51 )

Two uPVC windows to rear aspect with bi-folding Patio doors to the side. Tiled flooring with spotlights to ceiling and bar table.

### **External** 17'10" x 11'6" (5.45 x 3.51 )

To the front of the property is a good sized drive for multiple vehicle's with part Astro turf and metal double gates leading to the detached brick garage and side access to the property. To the rear offers a beautiful lawned garden with a patio area with new concrete paving for entertaining. Newly built garage and bar and is 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.





### Ground Floor

Approx. 52.0 sq. metres



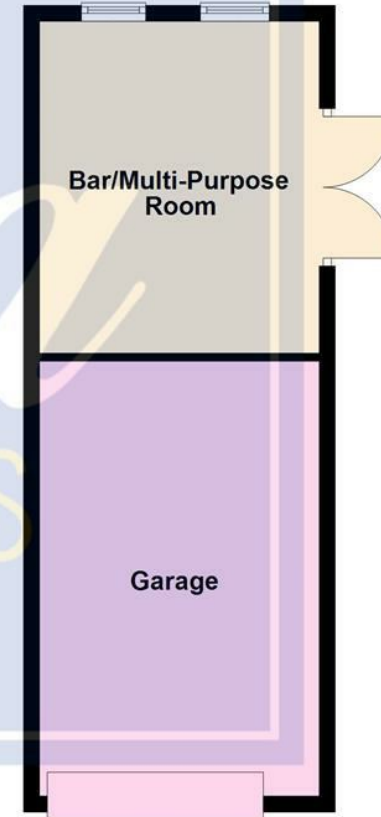
### First Floor

Approx. 45.4 sq. metres



### Externally

Approx. 34.1 sq. metres



Total area: approx. 131.4 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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		