



**1 Holstein Drive
Scunthorpe, Lincolnshire DN16 3TT
£270,000**

Bella
properties

Amazing opportunity has arisen to purchase this beautiful three bed detached house in the popular area of Bottesford, Scunthorpe. Set on an extremely large sized plot offering plenty of inside and outside living space within a cul de sac. This property benefits from great transport links, ample off road parking for many vehicles, updated open planned kitchen/diner and two three piece suites.

Perfect home for a growing families which do not come to the market very often so book an appointment early to avoid disappointment!

The property itself briefly comprises of the entrance hall, two downstairs storage cupboards, lounge, kitchen/diner, rear porch, utility, shower room and attached garage on the ground floor, landing, three bedrooms and a three piece bathroom. Externally, the property benefits from good sized front and rear gardens, ample off road parking and a garage with up and over door.



Entrance Hall

Entrance to the property is via a uPVC front door into the hallway. Laminate throughout, coving to the ceiling and central heating radiator. Internal oak doors lead to the lounge/diner, kitchen and two storage cupboards. Stairs lead to the first floor.

Downstairs Storage

3'11" x 7'3" (1.20 x 2.21)

Carpeted throughout with coving to the ceiling.

Lounge

15'8" x 13'0" (4.79 x 3.98)

uPVC bay window to front aspect and window to side aspect, carpeted, radiator and coving to ceiling. Includes feature gas fireplace with black marble surround and grey mantel. Opening leads to the dining area.

Kitchen/Diner

6'6" x 25'4" (2.00 x 7.73)

Two uPVC windows to rear aspect, tiled flooring, towel wall radiator and coving to ceiling. A modern kitchen with grey base height and wall mounted units with complimentary counters and splashback. Integrated fridge freezer, stainless steel sink and drainer and dishwasher. Range style double oven and electric hob with remote controlled overhead extractor. Internal oak door leads to the rear porch.

Rear Porch

External uPVC door to the rear aspect. Internal entrance from the kitchen/diner leading into the utility and three piece shower room.

Utility

uPVC window to rear aspect. Counter space and units with integrated stainless steel sink and drainer. Space for white goods. Doors lead to both the rear garden and integral garage.

Shower Room

4'4" x 6'11" (1.33 x 2.13)

Tiled flooring and splashback with towel wall radiator. Three piece suite consisting of the toilet, sink with vanity unit and shower.

Landing

uPVC window to front aspect, carpeted and coving to ceiling. Internal doors lead into three bedrooms, three piece bathroom and attic access.

Bedroom One

13'0" x 13'6" (3.98 x 4.12)

uPVC window to front aspect, carpeted, radiator, coving to the ceiling and built in cupboards along one wall.

Bedroom Two

13'0" x 10'5" (3.98 x 3.20)

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

Bedroom Three

7'4" x 12'0" (2.26 x 3.66)

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

Bathroom

uPVC window to side aspect, tiled flooring and splashback. Three piece suite consisting of the toilet, sink with vanity unit and bath.

External

To the front of the property is a part lawned garden with off road parking for multiple cars leading to the garage with up and over door. To the rear is a private, lawned, fully enclosed garden with patio area for entertaining with pergola. Includes outer building utilised as an office, uPVC window and door to side aspect.

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		80
(81-91) B		
(69-80) C		65
(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		
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.