



15 Balliol Drive
Scunthorpe, DN16 3LA
£280,000

Bella
properties

**** Beautiful Family Home! ** Absolutely immaculately presented by the current owners, Bella Properties brings to the market this four bedroom detached home located on the cul de sac of Balliol Drive, Scunthorpe. Boasting a stunning open plan kitchen living area, with two additional receptions rooms, four bedrooms and a great sized plot, this home is sure to have widespread appeal.**

In a great location close to local schools, shops, restaurants and transport links, this home briefly comprises the entrance hallway, W/C, living room, sun room, and kitchen/diner on the ground floor, with the landing, four bedrooms, en-suite and family bathroom on the first floor. Externally, there is ample off road parking to the front of the property, with a beautifully presented rear garden with Astro turf, decking and patio areas, as well as a fish pond.

Viewings are now available on this home and come highly recommended!



Hall 5'8" x 4'11" (1.73 x 1.52)

Entrance to the property is via the front door and into the hall. Wooden flooring with coving to the ceiling and internal doors leading to the W/C and living room. Carpeted stairs lead to the first floor accommodation.

W/C 5'8" x 2'7" (1.73 x 0.8)

A two piece suite consisting of toilet and sink. uPVC window faces to the front of the property.

Living Room 11'10" x 12'9" (3.61 x 3.91)

Wooden flooring with coving to the ceiling and central heating radiator. Includes electric fireplace set on marble and wood surround, with uPVC bay window facing to the front of the property.

Kitchen/Lounge 19'7" x 18'4" (5.98 x 5.59)

A beautiful, open plan kitchen/living area with wooden flooring throughout, spotlights and coving to the ceiling. Base height and wall mounted units with wooden counters, breakfast bar and splashbacks. Integrated oven, induction hob and overhead extractor fan, integrated sink and drainer with space and plumbing for white goods. Two central heating radiators with one uPVC window facing to the front of the property, two uPVC windows to the rear and French doors giving rear access.

Sun Room 11'6" x 7'3" (3.52 x 2.23)

Entrance from the kitchen, a lovely additional seating area with brick based construction, and uPVC windows and sliding doors to the rear garden.

Landing

Carpeted with central heating radiator and internal doors leading to all four bedrooms, bathroom and storage cupboard.

Bedroom One 8'5" x 19'9" (2.58 x 6.02)

Wooden flooring with coving to the ceiling, central heating radiator and two uPVC windows facing to either side of the property.

Bedroom Two 9'2" x 13'5" (2.81 x 4.09)

Wooden flooring with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property. Includes built in storage, and internal door leading to the en-suite.

En-Suite 4'2" x 5'8" (1.28 x 1.74)

Tiled flooring with coving to the ceiling, tiled walls and uPVC window facing to the side of the property. A two piece suite consisting of double shower cubicle and sink with vanity unit.

Bedroom Three 13'8" x 12'2" (4.19 x 3.72)

Wooden flooring with coving to the ceiling, central heating radiator and uPVC windows to the front and side of the property.

Bedroom Four 9'0" x 8'10" (2.75 x 2.7)

Wooden flooring with coving to the ceiling, central heating radiator and uPVC window to the front of the property.

Bathroom 8'2" x 5'9" (2.51 x 1.77)

Tiled flooring with tiled walls, coving to the ceiling and spotlights. A three piece suite consisting of bathtub, toilet and sink.

External

To the front of the property is a gravelled garden with space for off road parking for multiple vehicles. The rear garden consists of Astroturf, decking and patio areas, ideal for entertaining, and an impressive fish pond.

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.







Total area: approx. 149.1 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		
(69-80) C		
(55-68) D		63
(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		