



**18 Sunningdale Road  
Scunthorpe, DN17 2TD  
£280,000**

*Bella*  
properties

Immaculately presented by the current owners, we are very pleased to present this three bedroom family home located on Sunningdale Road, in Scunthorpe. With ample off road parking, two garages and a huge extension to the rear making an additional dining and living area, this property has lots of multi functional living space inside and out making it ideal for a large or multi generational family.

Close to amenities including local schools, shops, restaurants and transport links, this home is in a great location and briefly comprises the entrance hallway, garage W/C, lounge, spacious kitchen, utility, dining area and additional living room on the ground floor, with the landing, three double bedrooms and family bathroom found on the first floor. Externally, there is off road parking to the front of the property, and a lawned garden to the rear with patio area, and a further detached double garage.

This home is sure to have widespread appeal! Viewings are now available and by appointment only.



**Entrance Hall** 11'5" x 13'5" (3.5 x 4.09)

Entrance to the property is via the front uPVC door and into the hallway. Vinyl effect wood flooring with coving to the ceiling, central heating radiator and internal doors leading to the lounge, kitchen and W/C. Carpeted stairs lead to the first floor accommodation.

**W/C** 7'1" x 3'8" (2.17 x 1.13)

A two piece suite consisting of toilet and sink.

**Lounge** 15'5" x 11'5" (4.72 x 3.5)

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

**Kitchen** 23'3" x 8'9" (7.1 x 2.67)

A spacious kitchen open plan with the dining area. Tiled flooring with central heating radiator, heated towel rail and uPVC window facing to the rear of the property. Base height and wall mounted units with complimentary counters, tiled splashbacks, central island, integrated oven, grill, hob and overhead extractor fan, with space and plumbing for white goods. Internal door leads to the utility.

**Dining Area** 11'10" x 11'10" (3.63 x 3.63)

Wooden flooring with central heating radiator and uPVC French doors giving access to the side of the property. Bifold doors lead to the additional living room.

**Utility** 5'0" x 8'4" (1.54 x 2.56)

Base height units with complimentary counters and space and plumbing for white goods. uPVC window and door face to the rear of the property, and internal door leads to the integral garage.

**Living Room** 24'0" x 17'11" (7.32 x 5.47)

A lovely additional seating area for the family. Carpeted with central heating radiator and log burning stove. Two uPVC windows face to the side of the property and uPVC French doors lead to the rear garden.

**Landing** 11'5" x 9'6" (3.5 x 2.91)

Carpeted with central heating radiator and uPVC window facing to the front of the property. Internal doors lead to all three bedrooms and family bathroom.

**Bedroom One** 12'11" x 11'5" (3.94 x 3.5)

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

**Bedroom Two** 11'6" x 11'5" (3.52 x 3.5)

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

**Bedroom Three** 7'10" x 11'6" (2.41 x 3.53)

Vinyl effect wood flooring with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property.

**Bathroom** 6'8" x 7'8" (2.05 x 2.35)

Vinyl effect flooring with uPVC window facing to the side of the property. A three piece suite consisting of toilet, sink and double shower cubicle.

**External**

This property is set on a great sized plot with ample off road parking to the front of the property on a block paved driveway, which leads to the front of the property and integral garage which measures 5.12m x 2.56m. Access to the rear is down the side of the property where you will find a beautifully presented garden which is laid to lawn with paved and tiled patio seating areas, with established shrubs and borders, and further double brick built garage.

**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.

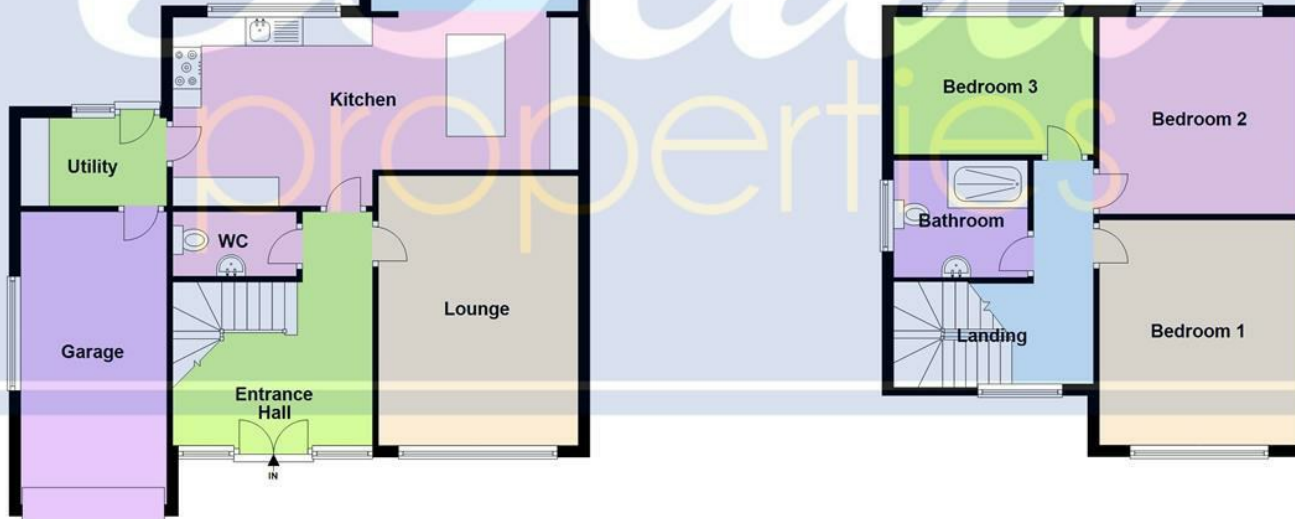




**Ground Floor**  
Approx. 125.0 sq. metres



**First Floor**  
Approx. 49.6 sq. metres



Total area: approx. 174.6 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		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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