



**2 Dorset Close West**  
**Burton-Upon-Stather, DN15 9EL**  
**£220,000**

*Bella*  
properties



**Bella Properties are pleased to welcome to the market this lovely three bedroom detached house, located on the quiet cul-de-sac of Dorset Close West, in the always popular village of Burton-upon-Stather. Deceptively spacious with well proportioned rooms throughout and a brand new combi boiler, this home briefly comprises the entrance hallway, a large kitchen/diner, living room, conservatory and bathroom on the ground floor, with the landing, three bedrooms and additional bathroom on the second floor. Externally, there is off road parking and well presented gardens to both the front and rear.**

**Close to village amenities including school, shops, pub and doctors surgery, as well as transport links to a little further afield Winterton, Scunthorpe and Barton-upon-Humber, this property will make a great home for any family.**

**Viewings are now available and come highly recommended to appreciate this home!**



**Entrance Hall** 15'7" x 6'7" (4.77 x 2.03)

Entrance to the property is via the front uPVC door and into the hallway. Carpeted with central heating radiator and internal doors leading to the living room, kitchen/diner and bathroom. Carpeted stairs lead to the first floor accommodation.

**Kitchen/Diner** 29'9" x 9'4" (9.07 x 2.85)

Tiled flooring with spotlights, central heating radiator and uPVC window to the rear of the property. Base height and wall mounted units with complimentary counters, tiled splashbacks and space and plumbing for white goods including double cooker. External door gives access to the side of the property.

**Living Room** 20'6" x 10'9" (6.27 x 3.3)

Carpeted with coving to the ceiling, central heating radiator, open fireplace set on marble and wood surround and uPVC window facing to the front of the property. Double doors lead to the conservatory.

**Conservatory** 13'9" x 6'7" (4.2 x 2.03)

A lovely additional seating area with tiled flooring, central heating radiator and uPVC windows and doors to the rear garden.

**Bathroom** 13'9" x 6'7" (4.2 x 2.03)

Tiled flooring with tiled walls, vertical radiator and uPVC window facing to the rear of the property. A four piece suite consisting of corner shower, bathtub, toilet and sink with storage.

**Landing** 14'10" x 6'5" (4.53 x 1.98)

Carpeted with central heating radiator, uPVC window to the front of the property and internal doors leading to all three bedrooms, family bathroom and storage which measures 2.81m x 0.66m.

**Bedroom One** 12'1" x 9'6" (3.7 x 2.9)

Carpeted with central heating radiator, built in wardrobes and uPVC window facing to the front of the property.

**Bedroom Two** 9'9" x 10'10" (2.98 x 3.32)

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

**Bedroom Three** 10'9" x 7'2" (3.3 x 2.19)

Carpeted with central heating radiator and uPVC window facing to the rear of the property.

**Bathroom** 8'4" x 9'2" (2.56 x 2.81)

Tiled flooring with part tiled walls, spotlights, vertical radiator and two Velux windows to the rear of the property. A three piece suite consisting of double shower cubicle, toilet and sink with plenty of handy built in storage.

**External**

To the front of the property is a lawned garden with a block paved driveway offering off road parking. The driveway leads to the rear garden which is gravelled with a patio area, ideal for entertaining. Also included is a wooden storage shed.

**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.





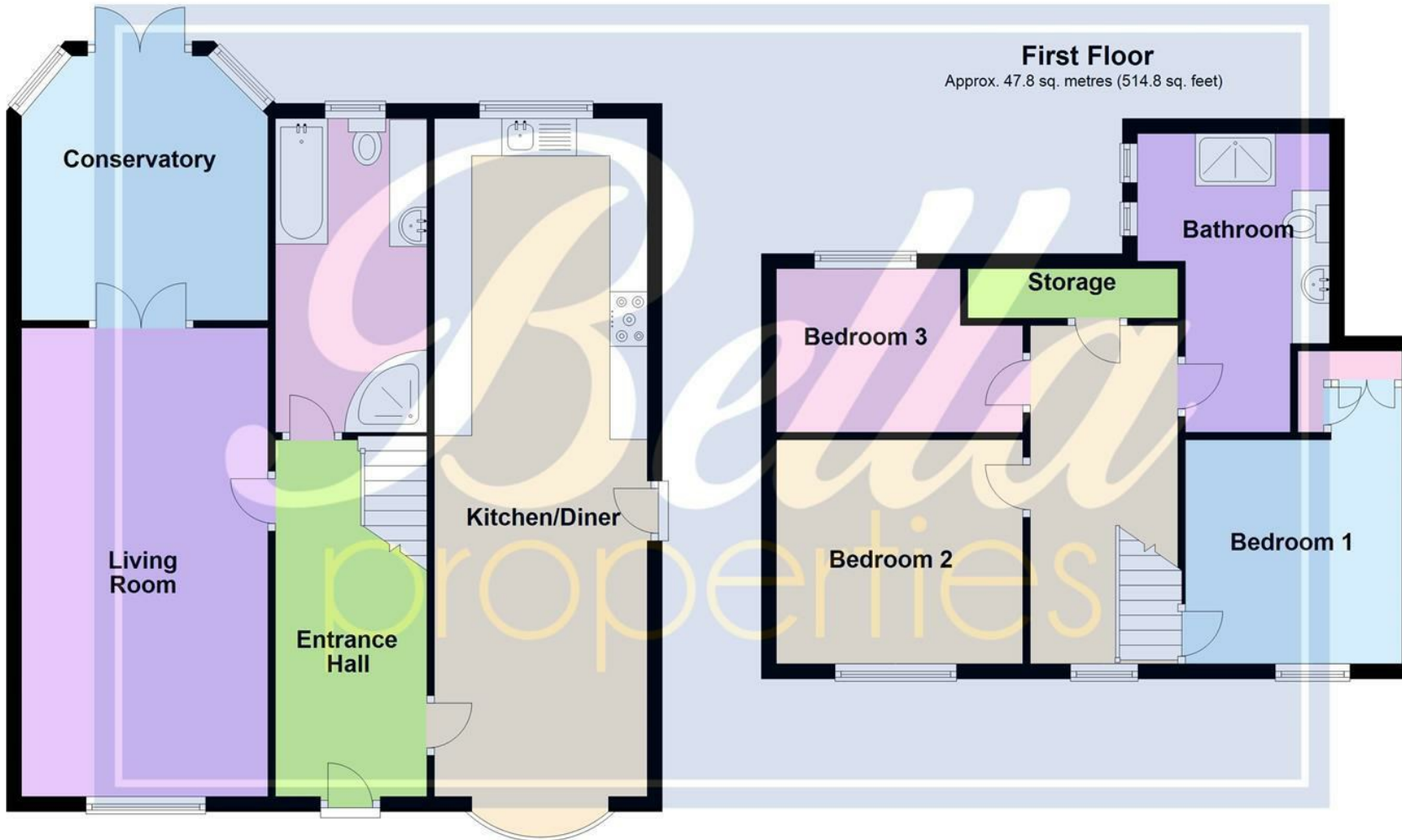






**Ground Floor**  
Approx. 78.4 sq. metres (844.2 sq. feet)

**First Floor**  
Approx. 47.8 sq. metres (514.8 sq. feet)



Total area: approx. 126.3 sq. metres (1359.0 sq. feet)

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   |         | 82                      |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   | 51      |                         |
| (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   |         |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales   |         |                         |
|   |         | EU Directive 2002/91/EC |