



**17 Wakerley Road
Gainsborough, DN21 3TU
£250,000**

Bella
properties

Sold with no chain for ease of purchase, Bella Properties welcomes to the market this spacious, detached two bedroom bungalow in the desirable village of Scotter, Gainsborough. Ideal for a couple or small family, this home is only a short walk away from the center of Scotter with it's many local amenities, and a short drive from nearby Scunthorpe, Kirton Lindsey and Gainsborough, making the property conveniently positioned while maintaining a delightfully rural feel.

The bungalow briefly comprises the entrance hallway, lounge/diner, kitchen, utility room, W/C, bathroom, two bedrooms and integral garage. Externally, there are well presented lawned gardens to the front and rear, with off road parking.

Well maintained throughout, viewings are available now and come highly recommended to appreciate this lovely home!



Entrance Hall 13'4" x 5'10" (4.08 x 1.78)

Entrance to the property is via the front door and into the hallway. Carpeted with internal doors leading to the kitchen, bathroom and two bedrooms.

Kitchen 11'11" x 13'4" (3.64 x 4.08)

Carpeted with coving to the ceiling, central heating radiator and wooden window facing to the front of the property. Base and wall mounted units with complimentary counters, tiled splashbacks, integrated oven and grill with electric hob, integrated fridge, integrated freezer and integrated sink and drainer. Internal doors lead to the lounge/diner and entrance hallway.

Lounge/Diner 12'11" x 19'11" (3.95 x 6.08)

Open plan lounge/dining area. Carpeted with coving to the ceiling, two central heating radiators and wooden bay window facing to the front of the property.

Utility Room 6'2" x 6'10" (1.9 x 2.09)

Space and plumbing for white goods with walk-in shower. Wooden window faces to the rear of the property.

W/C 2'10" x 6'2" (0.87 x 1.9)

A two piece suite consisting of toilet and sink. Wooden window faces to the rear of the property.

Bedroom One 9'10" x 12'4" (3.0 x 3.77)

Carpeted with coving to the ceiling, central heating radiator, built in storage and wooden window to the front of the property.

Bedroom Two 9'9" x 10'6" (2.98 x 3.22)

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

Bathroom 6'2" x 6'11" (1.9 x 2.12)

Carpeted with coving to the ceiling, central heating radiator and wooden window facing to the rear of the property. A three piece suite consisting of bathtub, toilet and sink.

External

This property is set on a good sized plot with off road parking and a well maintained lawned front garden with established shrubs. The driveway leads to the entrance of the property and integral garage which measures 6.08m x

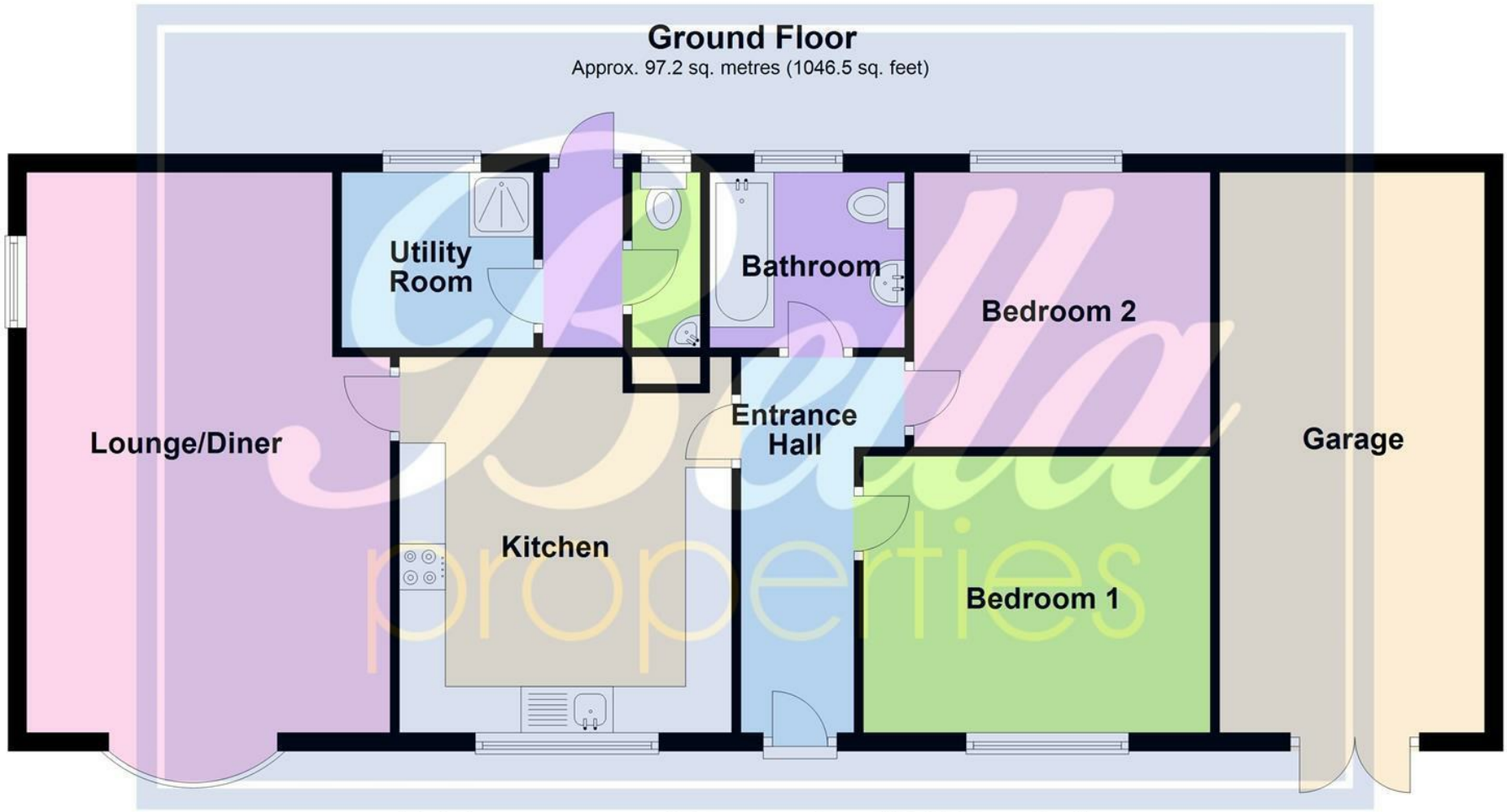
2.88m, accessible through double doors. Access to the rear is down the side of the property where you will find a raised patio area, ideal for entertaining, with a lawned garden with established shrubs and borders. The rear garden also has a wooden shed for storage.

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. 97.2 sq. metres (1046.5 sq. feet)

Total area: approx. 97.2 sq. metres (1046.5 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	83	87
(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 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		