



33 Ennerdale Lane
Scunthorpe, DN16 2RW
£140,000

Bella
properties

Bella Properties welcome to the market for sale this beautifully presented two bedroom end terrace home, located on the always popular Lakeside development in Scunthorpe. Ideal for first time buyers or small families, this home is immaculately presented by the current owners with tasteful décor throughout.

Close to schools, transport links and within a short walking distance of shops and supermarkets, this home is in a great position. Built by Keigar Holmes, the property comprises of the entrance hall serving the kitchen, living room and W/C on the ground floor, with the landing serving the two bedrooms and bathroom on the first floor. Externally, there is a block paved driveway to the front of the property for off road parking, with a well presented rear garden with decking area, ideal for entertaining.

Viewings are available now and come highly recommended!



Hall 5'1" z 3'2" (1.56 z 0.99)

Entrance to the property is via the side door and into the hallway. Carpeted with internal doors leading to the kitchen, living room and W/C.

Living Room 13'2" x 12'0" (4.02 x 3.66)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property. Carpeted stairs lead to the first floor accommodation.

W/C 6'6" x 3'2" (2.0 x 0.99)

Vinyl effect flooring with central heating radiator. A two piece suite consisting of toilet and sink.

Kitchen 8'7" x 12'0" (2.63 x 3.66)

Vinyl effect flooring with coving to the ceiling, spotlights, central heating radiator and uPVC French doors to the rear garden. Base height and wall mounted units with complimentary wooden counters, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer with space and plumbing for white goods.

Landing 6'2" x 11'0" (1.88 x 3.36)

Carpeted with internal doors leading to the two bedrooms, bathroom and storage cupboard.

Bedroom One 8'7" x 12'0" (2.64 x 3.66)

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

Bedroom Two 12'0" x 8'7" (3.66 x 2.64)

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

Bathroom 5'6" x 7'8" (1.68 x 2.35)

Tiled flooring with central heating radiator and uPVC window facing to the side of the property. A three piece suite consisting of bathtub, toilet and sink.

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 beautifully presented with lawn, gravel and patio area, as well as a raised decking area, ideal for entertaining. Also included is a shed for any outdoor 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. 28.7 sq. metres



Total area: approx. 57.4 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		91
(81-91) B		
(69-80) C		76
(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		
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