



21 High Street
Luddington, DN17 4QP
£135,000

Bella
properties

Welcome to this delightful property located on High Street in the village of Luddington. This end terrace house is sold with the benefit of no onward chain and is a blank canvas, ready for any buyer to put their own stamp on! Brought to the market by Bella Properties, the home itself comprises of the hallway, kitchen, living room and garden room on the ground floor, with the landing, three bedrooms and bathroom on the first floor. Externally, there is a shared access driveway, off road parking, a lawned garden and a detached brick built garage.

Located a short drive from nearby Scunthorpe and Crowle while still keeping a lovely countryside feel, this home needs to be seen to be appreciated. Viewings are available now and come highly recommended!



Hallway 8'7" x 6'0" (2.64 x 1.83)
Entrance to the property is via the front door and into the hallway. Internal doors lead to the kitchen and living room, and stairs lead to the first floor accommodation.

Kitchen 8'7" x 8'2" (2.64 x 2.5)
Tiled flooring with spotlights, central heating radiator and uPVC window facing to the front of the property. Base height and wall mounted units with counters, integrated oven, hob and overhead extractor fan, integrated sink and drainer, with space and plumbing for white goods.

Living Room 13'7" x 14'6" (4.15 x 4.43)
Wooden flooring with spotlights, central heating radiator and French doors to the garden room.

Garden Room 5'7" x 10'10" (1.71 x 3.32)
A slab base with wooden windows.

Landing 7'0" x 4'1" (2.15 x 1.25)
Internal doors lead to all three bedrooms and bathroom.

Bedroom One 11'4" x 11'8" (3.46 x 3.56)
Carpeted with central heating radiator, built in storage cupboard and uPVC window facing to the front of the property.

Bedroom Two 8'4" x 9'9" (2.56 x 2.99)
Carpeted with central heating radiator and uPVC window facing to the rear of the property.

Bedroom Three 10'7" x 7'1" (3.23 x 2.16)
Carpeted with central heating radiator and uPVC window facing to the rear of the property.

Bathroom 6'2" x 7'0" (1.88 x 2.15)
Vinyl effect flooring with tiled walls, central heating radiator and uPVC window facing to the rear of the property. A three piece suite consisting of toilet, sink and bathtub.

External
The property has a shared driveway which leads to the rear garden, where you will find off road parking, a lawned garden and a detached 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. 36.5 sq. metres



Total area: approx. 74.9 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		83
(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		
		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		
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