



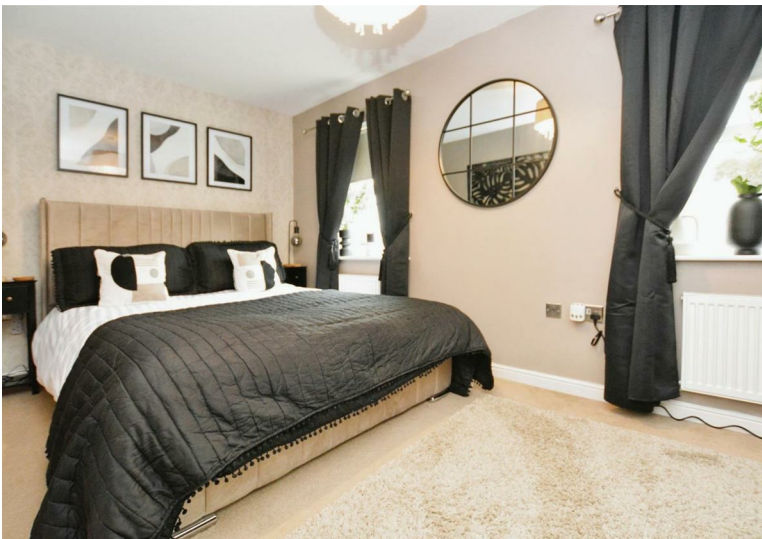
48 Pinewood Close
Scunthorpe, DN16 3FB
£185,000

Bella
properties

Immaculately presented by the current owner, Bella Properties welcomes to the market this stunning family home located on Pinewood Close, in the always popular Timberlands area of Scunthorpe. Deceptively spacious with well proportioned rooms, this home has tasteful décor throughout and is ready to move straight into!

The property itself briefly comprises the entrance hallway, garage, W/C, storage cupboard and kitchen on the ground floor. To the first floor is the lounge, bedroom one and en-suite, and the second floor consists of the landing, three bedrooms and the family bathroom. Externally, there are well presented gardens to both the front and rear, with off road parking.

Absolutely ideal for a first time buyer, this home is also in a great position close to local amenities including shops, schools, restaurants and transport links. Viewings are now available on this lovely home!



Hallway 11'5" x 11'9" (3.5 x 3.6) Carpeted with central heating radiator and uPVC window facing to the front of the property.

Entrance to the property is via the front door and into the hallway. Tiled flooring with central heating radiator, nest thermostat and internal doors leading to the garage, storage cupboard, W/C and kitchen.

Bathroom 5'8" x 7'1" (1.75 x 2.17) Tiled flooring with tiled walls and central heating radiator. A three piece suite consisting of jacuzzi bathtub, sink and toilet.

W/C 6'4" x 2'7" (1.94 x 0.8) A two piece suite consisting of toilet and sink. Tiled flooring with central heating radiator.

Kitchen 14'5" x 11'9" (4.4 x 3.6) Tiled flooring with central heating radiator and uPVC windows and French doors to the rear garden. Base height and wall mounted units with complimentary counters and splashbacks, integrated oven, hob and overhead extractor fan, with space and plumbing for white goods.

External To the front of the property is a well maintained garden with shrubs and flowerbeds, and off road parking which leads to the integral garage which measures 4.0m x 2.5m. The rear garden is laid to lawn with raised decking area ideal for entertaining or relaxing.

Landing 8'2" x 6'4" (2.5 x 1.94) Carpeted with internal doors leading to the lounge and bedroom one.

Lounge 14'5" x 13'1" (4.4 x 4.0) Carpeted with central heating radiator and two uPVC windows to the front of the property.

Bedroom One 11'1" x 14'5" (3.4 x 4.4) Carpeted with central heating radiator and two uPVC windows to the rear of the property.

En-Suite Wooden flooring with tiled walls. A three piece suite consisting of toilet, sink with vanity unit and corner shower cubicle.

Landing 8'8" x 10'9" (2.65 x 3.28) Carpeted with central heating radiator and internal doors leading to three bedrooms, and family bathroom.

Bedroom Two 14'5" x 8'10" (4.4 x 2.7) Carpeted with central heating radiator and two uPVC windows facing to the rear of the property.

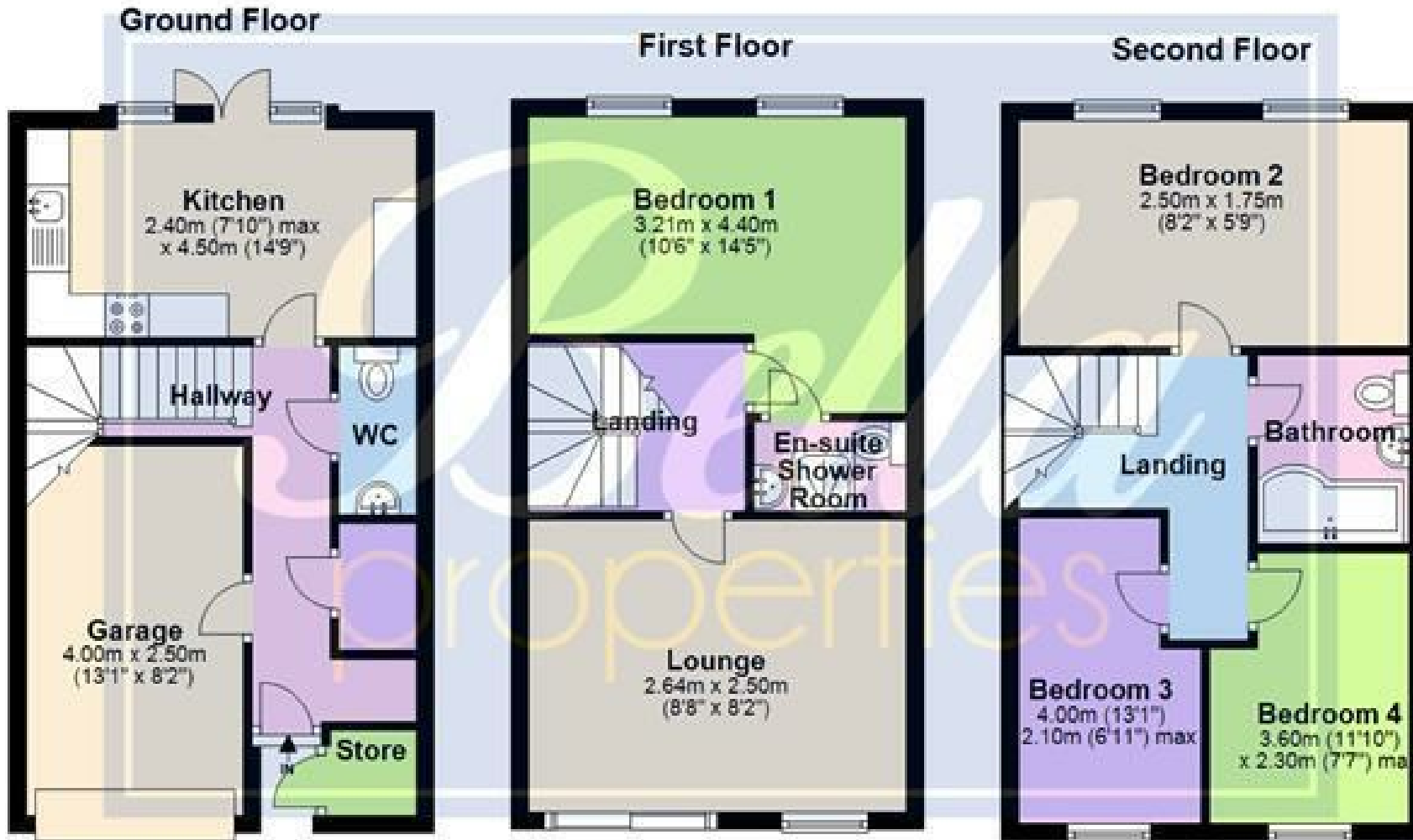
Bedroom Three 13'5" x 6'10" (4.1 x 2.1) Carpeted with central heating radiator and uPVC window facing to the front of the property.

Bedroom Four 11'9" x 7'2" (3.6 x 2.2)

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.







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		85
(81-91) B		
(69-80) C	73	
(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		
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