



**15A Crapple Lane**  
**Gainsborough, DN21 3QT**  
**£299,950**

*Bella*  
properties



**Bella Properties are delighted to market for sale this lovely three bedroom detached house, in the always sought after, picturesque village of Scotton, Gainsborough. Well presented and maintained throughout, this property would make a great family home, boasting plenty of living space inside and out.**

**This property is set on a good sized plot and briefly comprises the entrance hallway, living room, open plan kitchen/diner, W/C, utility and integral garage on the ground floor, with the landing, three bedrooms and family bathroom found on the first floor. Externally, there is a driveway to the front of the property with plenty of space for off road parking, and an extremely generously sized lawned garden to the rear with patio area for entertaining.**

**Found close to local village amenities and within in a short drive of nearby, Kirton Lindsey, Messingham and Scunthorpe, viewings are available immediately and come highly recommended to appreciate this family home!**



**Hallway** 12'7" x 5'10" (3.86 x 1.8)

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 and kitchen/diner. Carpeted stairs lead to the first floor accommodation.

**Living Room** 14'8" x 11'10" (4.49 x 3.61)

Carpeted with coving to the ceiling, central heating radiator and brick surround fireplace. uPVC bay window faces to the front of the property.

**Kitchen/Diner** 18'2" x 11'2" (5.55 x 3.41)

Carpeted with central heating radiator and uPVC windows and French doors to the rear garden. Base height and wall mounted units with integrated oven, hob and overhead extractor fan, and integrated sink and drainer.

**Utility** 7'6" x 7'11" (2.3 x 2.43)

Base height units with sink, with space and plumbing for white goods. uPVC window and external door face to the rear.

**W/C** 7'11" x 2'7" (2.43 x 0.81)

Downstairs W/C with uPVC window to the side of the property.

**Landing**

Carpeted with uPVC window facing to the side of the property. Internal doors lead to all three bedrooms and family bathroom.

**Bedroom One** 12'0" x 10'0" (3.67 x 3.05)

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

**Bedroom Two** 11'10" x 10'0" (3.63 x 3.05)

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

**Bedroom Three** 7'8" x 8'10" (2.36 x 2.71)

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

**Bathroom** 7'8" x 5'7" (2.36 x 1.71)

Carpeted with central heating radiator, two built in storage cupboards and uPVC window facing to the front of the property. A three piece suite consisting of toilet, sink and bathtub.

**External**

To the front of the property is a gravelled driveway offering off road parking for multiple vehicles. The driveway leads to the front of the property and integral garage which measures 5.29m x 2.43m and is accessible via double doors. Access to the rear garden is down the side of the property where you will find a very generously sized, lawned garden which is beautifully presented, with patio area for entertaining.

**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.













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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 <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		

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.