



88 High Street  
Blyton, Lincolnshire DN21 3LA  
£199,950

*Bella*  
properties

**\*\*NO CHAIN\*\*** Ideal for a couple or sole occupant, this two bedroom detached bungalow in the village of Blyton is brought to the market for sale by Bella Properties. Deceptively spacious throughout, this home boasts two reception areas, a really good sized living/dining room and potential for conversion to create even more space. With off road parking and a position close to both local village amenities and transport links to nearby Scunthorpe, Gainsborough, Lincoln and Doncaster, this home is sure to have widespread appeal. Viewings available now and come highly recommended.

The property itself briefly comprises of a porch, living area, kitchen, conservatory, two bedrooms, bathroom and WC. Externally, there is a lawned garden to the front of the property and off road parking which leads to the attached garage and to the rear is further low maintenance outside space with shed and greenhouse.



## **Porch**

Entrance into the property is via the front door into the porch. Doors lead to the living room and WC.

## **Living Room** 14'3" x 23'3" (4.36 x 7.11)

A generously sized living room with ample space for living/dining. Carpeted throughout, coving to the ceiling, two central heating radiators and doors leading to the inner hallway and kitchen. uPVC window to the front of the property and sliding doors lead to the rear garden.

## **Kitchen** 13'3" x 9'4" (4.05 x 2.86)

A variety of base height and wall mounted units with complimentary counters and splashbacks. Integrated sink and drainer with mixer tap and overhead extractor. Space and plumbing for fridge, freezer, oven and washing machine. uPVC window to the rear of the property and door leads to the conservatory.

## **Conservatory** 9'4"x.698'9" (2.86x.213)

A brick based construction with uPVC windows and external door. Carpeted throughout with central heating radiator.

## **Inner Hallway**

Doors lead to both bedrooms and family bathroom.

## **Bedroom One** 11'8" x 11'6" (3.57 x 3.52)

Carpeted throughout with coving to the ceiling, central heating radiator and uPVC window to the front of the property. Includes ample built in storage.

## **Bedroom Two** 9'2" x 8'9" (2.80 x 2.67)

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

## **Bathroom**

Three piece suite consisting of toilet, sink and bath. Fully tiled walls, coving to the ceiling and uPVC window to the rear of the property.

## **WC**

Two piece suite consisting of toilet and sink with uPVC window to the side of the property.

## **Garage** 16'11" x 9'4" (5.18 x 2.86)

With power, lighting, up and over vehicle door and personal door which leads to the side of the property.

## **External**

To the front of the property is a lawned garden with established borders and shrubs. Off road parking leads to the garage and gates leads to the rear garden. To the rear and side of the property is a low maintenance paved outside area with storage shed and greenhouse.

## **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



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		100
(92 plus) A		
(81-91) B		
(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 <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		
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