



**2 Juno Close**  
**Scunthorpe, DN17 2FP**  
**£170,000**

*Bella*  
properties

**Bella Properties brings to the market this well presented three bedroom detached home, located on Juno Close, in the always popular Normanby Grange Estate in Scunthorpe. Close to local amenities and transport links, this property is ideal for a first time buyer or family.**

**The property itself briefly comprises of the entrance hall, living room, kitchen, W/C and integral garage on the ground floor, with landing, all three bedrooms and family bathroom on the first floor. Externally, the property benefits from a gravelled driveway offering off road parking with a good sized lawned garden to the rear.**

**Viewings are available immediately and come highly recommended to appreciate this home.**



**Hall** 3'5" x 5'3" (1.06 x 1.62)

Entrance to the property is via the front door and into the hallway. Internal doors leads to the W/C and living room, and uPVC window faces to the side of the property.

**W/C** 5'3" x 2'8" (1.62 x 0.83)

A two piece suite consisting of toilet and sink.

**Living Room** 14'7" x 14'4" (4.47 x 4.37)

Carpeted with central heating radiator, uPVC window facing to the front of the property, internal door leading to under stairs storage cupboard and carpeted stairs leading to the first floor accommodation.

**Kitchen** 9'4" x 14'7" (2.86 x 4.46)

Wooden flooring with central heating radiator and uPVC window and French doors leading to the rear of the property. Base height and wall mounted units with counters and splashbacks, integrated oven with hob and overhead extractor fan, integrated stainless steel sink and drainer with space and plumbing for white goods.

**Landing** 6'2" x 9'7" (1.88 x 2.94)

Carpeted with central heating radiator and internal doors leading to all three bedrooms and bathroom.

**Bedroom One** 8'2" x 12'9" (2.51 x 3.91)

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

**Bedroom Two** 8'2" x 11'3" (2.51 x 3.43)

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

**Bedroom Three** 8'2" x 6'1" (2.49 x 1.86)

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

**Bathroom** 6'0" x 6'0" (1.84 x 1.85)

Wooden flooring with tiled walls, central heating radiator and uPVC window facing to the rear of the property. A three piece suite consisting of bathtub, toilet and sink.

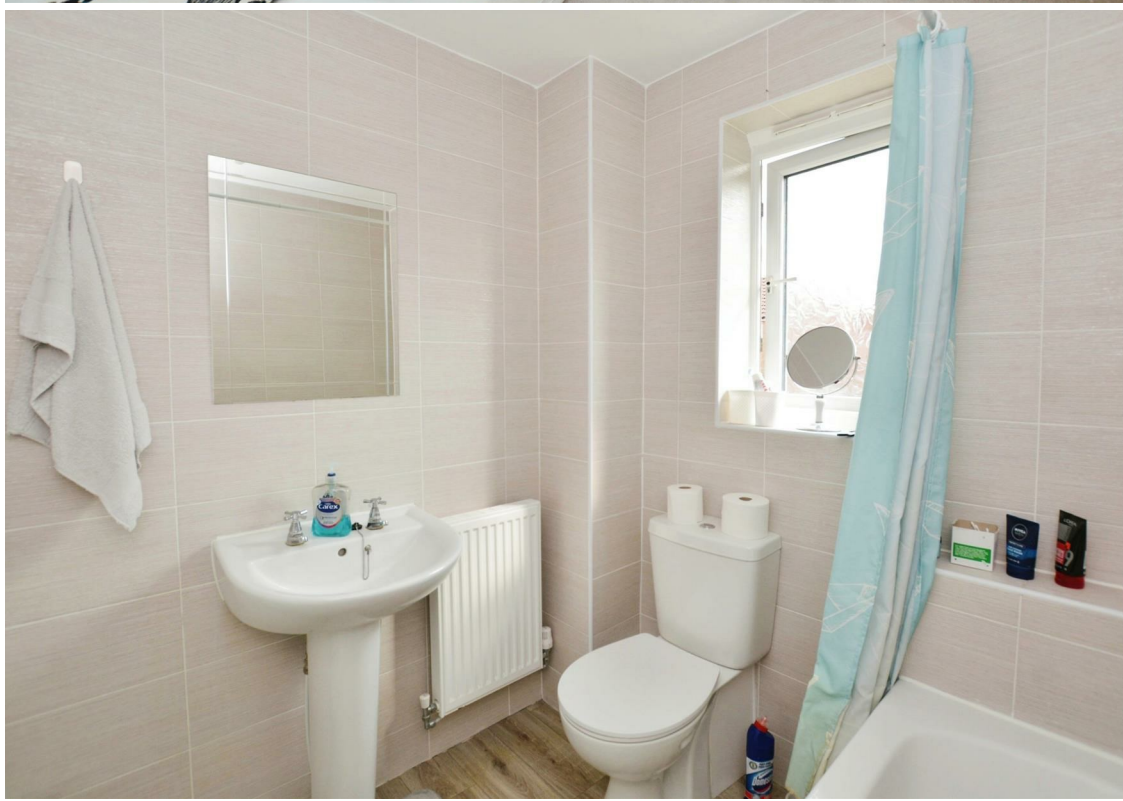
**External**

To the front of the property is a lawned garden with a gravelled driveway for off road parking leading to the front of the property and integral garage which measures 4.64m x

2.75m. Access to the rear is down the side of the property where you will find a good sized lawned garden.

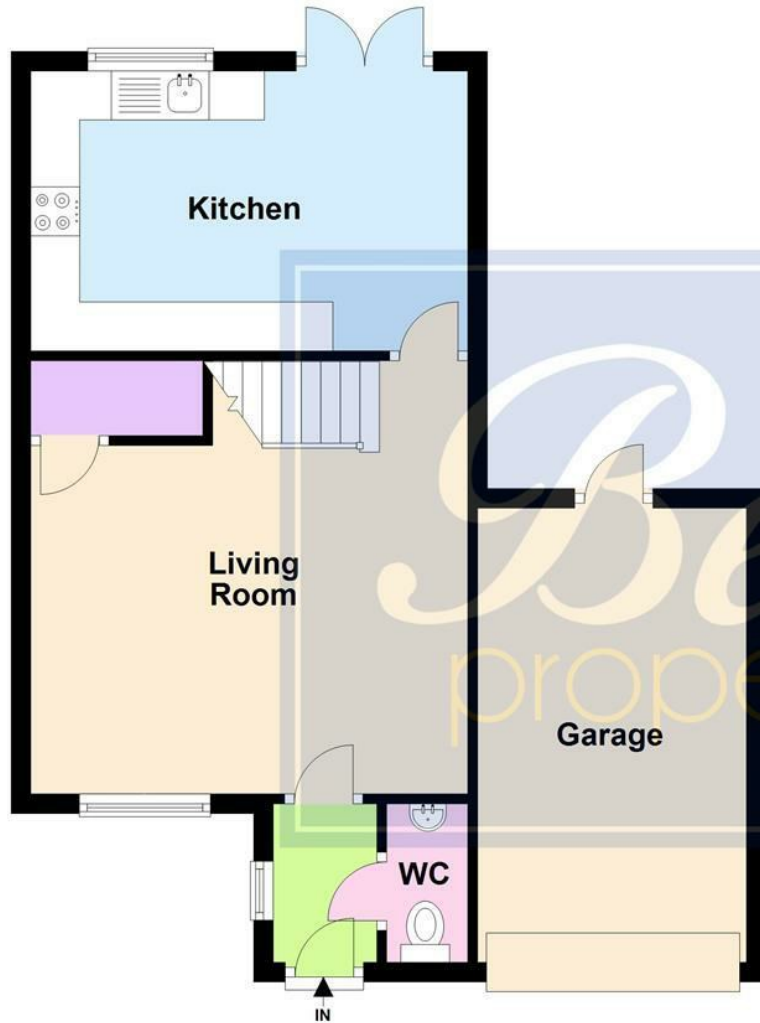
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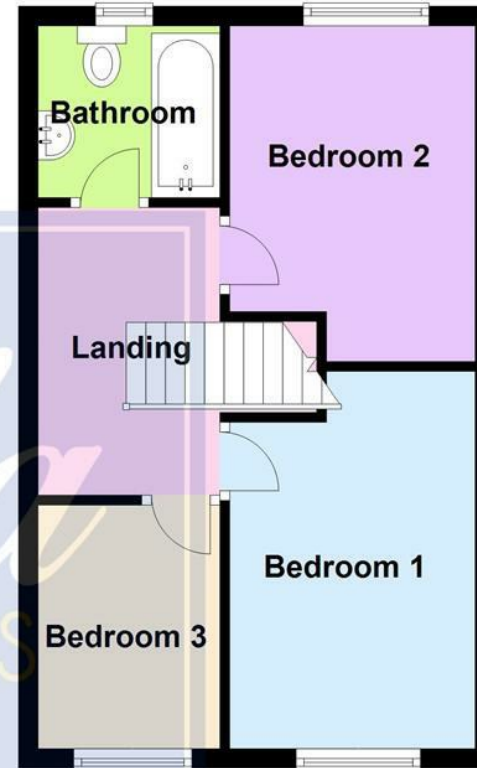




## Ground Floor



## First Floor



| Energy Efficiency Rating  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A   |         |                         |
| (81-91) B   |         | 82                      |
| (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   |         |                         |
| (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.

## 2 Juno Close, Scunthorpe