



**55 Brumby Wood Lane
Scunthorpe, DN17 1AA
£199,950**

Bella
properties

Introducing this immaculate semi-detached house, a beautifully presented property that is ready to move into with no work required! This recently renovated home is perfect for families and couples and is in a great location close to public transport links, nearby schools, and local amenities.

To the ground floor you will find the hallway, lounge and the heart of the home being the modern kitchen, complete with a kitchen island and integral appliances. To the first floor you will find the landing, three bedrooms; two generous doubles providing ample space and a single bedroom, with each room finished to a high standard. The modern bathroom completes the first floor. Externally, there are well presented gardens to both the front and rear with a detached garage.

Found on the always popular Brumby Wood Lane, this home is sure to have widespread appeal. Viewings are available straight away!



Porch 5'4" x 2'7" (1.65 x 0.8)

Entrance to the property is via the front uPVC door and into the porch. Internal door leads to the hallway.

Entrance Hall 5'10" x 9'7" (1.8 x 2.93)

Vinyl effect tiled flooring with internal doors leading to the lounge and kitchen/diner. Carpeted stairs lead to the first floor accommodation.

Lounge 11'10" x 11'5" (3.63 x 3.49)

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

Kitchen/Diner 11'11" x 21'4" (3.64 x 6.52)

A beautiful, neutral kitchen/diner with wooden flooring, spotlights, central heating radiator and two uPVC windows facing to the rear of the property. Base height and wall mounted units with wooden counters, splashbacks, integral appliances and central island. External door gives access to the rear garden.

Landing

Carpeted with central heating radiator, uPVC window facing to the front of the property and internal doors leading to all three bedrooms and bathroom.

Bedroom One 11'10" x 11'5" (3.63 x 3.49)

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

Bedroom Two 12'0" x 11'10" (3.66 x 3.63)

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

Bedroom Three 6'7" x 9'7" (2.03 x 2.93)

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

Bathroom 7'8" x 6'2" (2.35 x 1.89)

Vinyl effect tiled flooring, part tiled walls, heated towel rail and uPVC window facing to the side of the property. A three piece suite consisting of bathtub with overhead shower, sink with vanity unit and toilet.

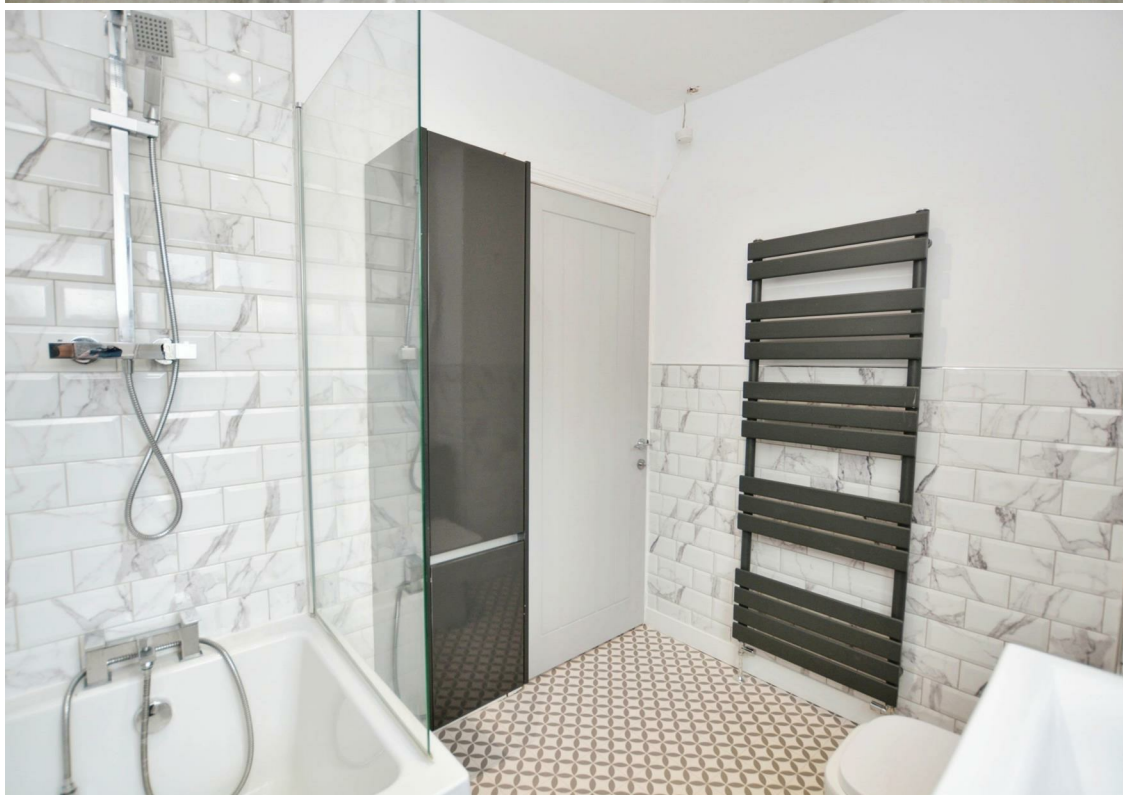
External

To the front of the property is a well presented gravelled garden with a driveway offering off road parking. The

driveway leads to the detached garage. Access to the rear garden is through a gate where you will find a seating area, a raised lawned garden and a summerhouse.

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.







Total area: approx. 87.2 sq. metres (938.3 sq. feet)

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, independant investigation of the property the 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 | | |
| (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 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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

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