



**34 Brumby Wood Lane
Scunthorpe, DN17 1AB
Offers Over £200,000**

Bella
properties

Introducing an opportunity for buyers to acquire a semi-detached house with a wealth of potential! We are delighted to present this property for sale, which is perfectly located on the sought-after Brumby Wood Lane with local amenities and parks nearby.

This home offers the perfect canvas for those looking to tailor a property to their specific tastes. It provides two reception rooms, giving you ample space for entertaining, a kitchen, and a large store room on the ground floor. Upstairs, there are three bedrooms, two of which are generous doubles, and the family bathroom. Externally, the property benefits from a driveway with ample off road parking, a detached brick built garage and a generously sized rear garden which is laid to lawn with established shrubs and borders.

Sold with no onward chain, this property is a fantastic opportunity for any lucky buyer. Viewings are now available and come recommended!



Porch 3'1" x 10'5" (0.94 x 3.2)
Entrance to the property is via the front door and into the porch. Internal door leads to the hallway. Vinyl effect flooring with tiled walls, central heating radiator and uPVC window facing to the rear of the property. A three piece suite consisting of bathtub, sink and shower cubicle.

Entrance Hall 10'9" x 13'6" (3.28 x 4.14)
Carpeted with central heating radiator and internal doors leading to the living room, kitchen and under stairs storage cupboard. Carpeted stairs lead to the first floor accommodation. **W/C** 4'8" x 2'7" (1.44 x 0.8)
Upstairs W/C.

Kitchen 16'5" x 10'5" (5.01 x 3.2)
Vinyl effect flooring with central heating radiator and two uPVC windows facing to the side of the property. Base height and wall mounted units with wooden counters, splashbacks, integrated sink and drainer with space and plumbing for white goods. Further window faces to the store room. **External**
The property is set on a great sized plot with a lawned garden to the front and a driveway offering off road parking. The driveway leads to the detached brick built garage and rear garden. The rear garden is extremely generous in size and laid to lawn with established shrubs and borders.

Living Room 11'10" x 12'11" (3.62 x 3.94)
Carpeted with coving to the ceiling, central heating radiator and uPVC bay window facing to the front of the property. Double doors lead to the additional lounge/diner. **Discalimer**
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Lounge/Diner 12'7" x 11'10" (3.85 x 3.62)
A spacious area with coving to the ceiling, carpet throughout, central heating radiator and gas fireplace.

Store Room 10'5" x 23'6" (3.2 x 7.17)
Internal doors lead to two storage cupboards and W/C. Two external doors lead to the rear garden.

Landing
Carpeted with coving to the ceiling and internal doors leading to the three bedrooms, family bathroom and W/C.

Bedroom One 12'11" x 11'10" (3.95 x 3.62)
Carpeted with central heating radiator, built in storage and uPVC window facing to the rear of the property.

Bedroom Two 12'10" x 11'10" (3.93 x 3.62)
Carpeted with central heating radiator and uPVC window facing to the front of the property.

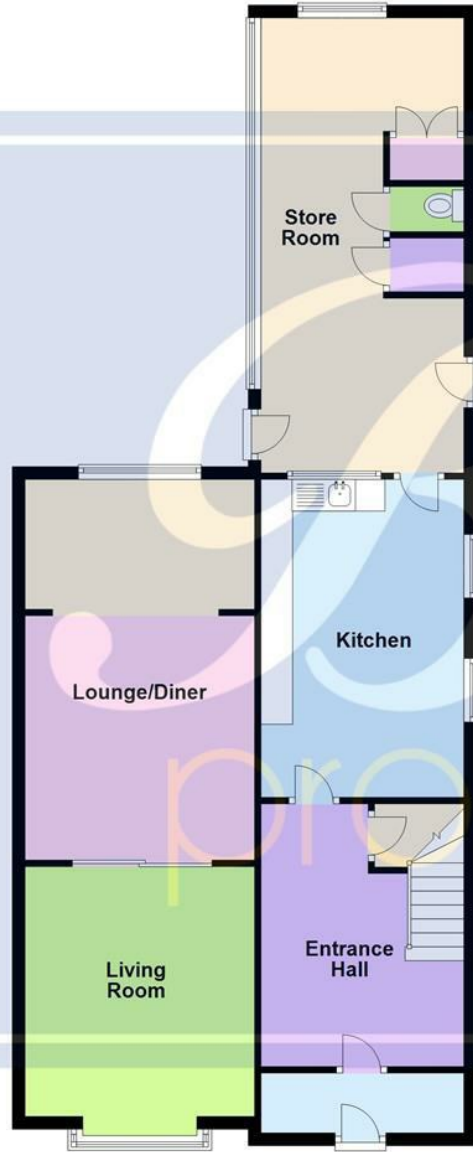
Bedroom Three 8'4" x 8'11" (2.55 x 2.72)
Carpeted with central heating radiator, built in storage and uPVC window facing to the front of the property.

Bathroom 6'2" x 8'11" (1.89 x 2.72)





Ground Floor
Approx. 93.8 sq. metres (1009.9 sq. feet)



First Floor
Approx. 50.8 sq. metres (546.8 sq. feet)



Total area: approx. 144.6 sq. metres (1556.7 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, 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		83
(81-91) B		
(69-80) C		
(55-68) D	55	
(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		
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