



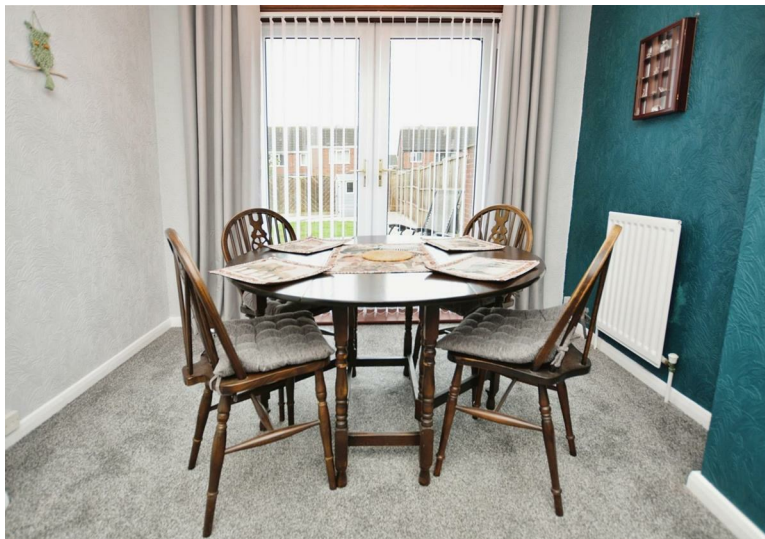
16 Ogilvy Drive  
Scunthorpe, DN17 2PN  
£170,000

*Bella*  
properties

For sale is this lovely presented semi-detached house, a perfect home for families and first-time buyers alike. The property is in great condition and has been well maintained, offering a ready-to-move-in opportunity for prospective buyers.

Marketed with Bella Properties, this house features a modern layout with generous living spaces. With two reception rooms, a utility and downstairs W/C, three bedrooms, two of which are spacious doubles, a modern bathroom, detached brick-built garage and off road parking.

Located in a popular residential area, the house enjoys the convenience of public transport links, local amenities, and nearby schools. Viewings are now available and come recommended to appreciate this property!



**Hallway** 5'2" x 12'7" (1.6 x 3.84)

Entrance to the property is via the side door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the side of the property. Internal door leads to the kitchen, under stairs storage cupboard and porch with uPVC window facing to the front.

**Living Room** 15'4" x 12'4" (4.68 x 3.78)

Carpeted with coving to the ceiling, central heating radiator, gas fireplace set on marble and wood effect surround, and uPVC bay window facing to the front of the property. Double doors lead to the dining room.

**Kitchen** 8'9" x 9'2" (2.68 x 2.8)

Vinyl effect tiled flooring with uPVC window facing to the side of the property. Base height and wall mounted units with complimentary counters, tiled splashbacks and space for white goods.

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

Carpeted with coving to the ceiling, two central heating radiators and uPVC French doors to the rear garden.

**Utility** 5'9" x 5'2" (1.77 x 1.6)

Vinyl effect tiled flooring with central heating radiator and uPVC window facing to the rear of the property. Base height units with complimentary counter and space and plumbing for washer.

**W/C** 5'4" x 2'9" (1.65 x 0.84)

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

**Landing**

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

**Bedroom One** 12'7" x 11'4" (3.84 x 3.46)

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

**Bedroom Two** 12'5" x 11'4" (3.8 x 3.46)

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

**Bedroom Three** 6'4" x 9'0" (1.94 x 2.76)

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

**Bathroom** 8'2" x 6'4" (2.51 x 1.94)

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

**External**

To the front of the property is a lawned garden with a driveway offering off road parking. The driveway leads to the detached, brick built garage and rear garden. The rear garden is partly laid to lawn with gravel areas, and a patio area, perfect 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.





## Ground Floor

Approx. 51.4 sq. metres



## First Floor

Approx. 42.6 sq. metres



Total area: approx. 94.0 sq. metres

All room measurements are approximate and are for guidance only. Whilst we do not guarantee their accuracy, all measurements, contents, or information as to the accuracy and completeness of the floor plan. You should not rely upon this information for any purpose. The accuracy of the measurements, contents and information as to the suitability of the property for your intended use is not guaranteed.

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