



40 St. Peters Avenue
Scunthorpe, DN16 3PJ
£240,000

Bella
properties

New to the market for sale with Bella Properties is this spacious three bedroom detached bungalow located on St Peters Avenue, Scunthorpe. With neutral décor throughout, this is a perfect canvas for the new owners to make their own.

This bungalow offers plenty of space and briefly comprises the entrance porch, a spacious open plan lounge/diner, kitchen, conservatory, inner hallway, three well-proportioned bedrooms, shower room and garage. Externally, there is off road parking, and a lovely lawned garden to the rear with established shrubs and borders.

In a desirable location within close proximity to nearby parks, shops and other local amenities, this home is ideally suited for couples or families. With the added benefit of being offered with no onward chain, viewings are now available on this home!



Porch 8'5" x 5'5" (2.59 x 1.66)

Entrance to the property is via the front uPVC door and into the porch. Internal doors lead to the lounge/diner and conservatory.

Lounge/Diner 20'10" x 17'10" (6.37 x 5.45)

Carpeted with coving to the ceiling, two central heating radiators and electric fireplace set on marble effect surround. Two uPVC windows face to the front of the property.

Kitchen 10'5" x 8'9" (3.18 x 2.67)

Vinyl effect wood flooring with uPVC window and door facing to the side of the property. Base height and wall mounted wooden units with integrated oven, hob and overhead extractor fan, integrated stainless steel sink and drainer, with space and plumbing for white goods.

Conservatory

Brick based construction with central heating radiator and uPVC windows and doors facing to the rear garden.

Inner Hallway

Carpeted with internal doors leading to the three bedrooms, shower room and two storage cupboards.

Bedroom One 9'9" x 13'9" (2.98 x 4.2)

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

Bedroom Two 10'8" x 8'9" (3.26 x 2.68)

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

Bedroom Three 7'8" x 8'7" (2.36 x 2.62)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the conservatory.

Shower Room 9'0" x 5'6" (2.76 x 1.68)

Vinyl effect tiled flooring, tiled walls, central heating radiator, built in storage cupboards and uPVC window facing to the side of the property. A three piece suite consisting of corner shower cubicle, toilet and sink with vanity unit with space for a bath if preferred.

External

To the front of the property is a gravelled garden with established shrubs and a driveway offering off road parking. The driveway leads to the integral garage which measures 5.21m x 2.81m. Access to the rear is down the side of the property through a gate, where you will find a lovely lawned garden with established shrubs and borders.

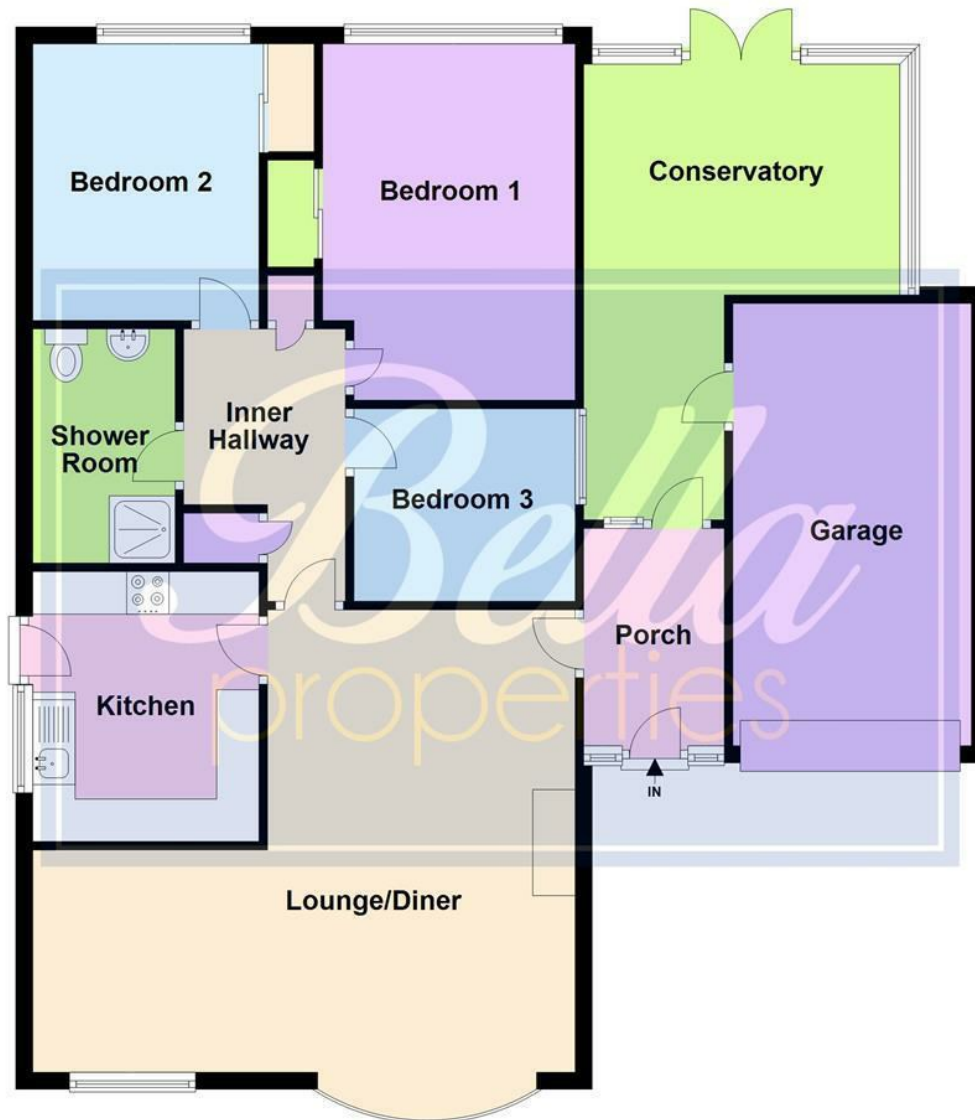
Disclaimer

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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		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		