



8 Brambling Way  
Scunthorpe, DN16 3FA  
£225,000

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properties



**Presenting for sale this superb detached four bedroom detached home! Located on Brambling Way in the always popular Lakeside area of Scunthorpe, this home is ideal for growing families offering a practical layout which briefly comprises the entrance hall, living room, open plan kitchen/diner, utility, W/C and garage on the ground floor. The first floor consists of the landing, four great sized bedrooms with the master benefitting from an en-suite, and the family bathroom. Externally, there are lawned gardens to both the front and rear, and a driveway offering off road parking.**

**In a great location close to supermarkets, restaurants, good schools and transport links, viewings are now available on this fantastic family home. Please contact us to book your viewing!**



**Hall** 10'5" x 5'0" (3.2 x 1.54)

Entrance to the property is via the front door and into the hallway. Internal door leads to the living room and carpeted stairs lead to the first floor accommodation.

**Living Room** 11'4" x 15'6" (3.46 x 4.74)

Carpeted with central heating radiator and uPVC window facing to the front of the property. Double doors lead to the kitchen/diner.

**Kitchen/Diner** 10'3" x 18'3" (3.14 x 5.58)

Vinyl effect flooring with central heating radiator, uPVC window facing to the rear of the property and uPVC French doors leading to the rear garden. Base height and wall mounted units with complimentary counters and splashbacks, integrated oven, hob and overhead extractor fan, and space and plumbing for white goods.

**Utility** 7'1" x 5'2" (2.17 x 1.59)

Base height units with countertops and space and plumbing for white goods. External door gives access to the side of the property.

**W/C** 5'2" x 2'10" (1.59 x 0.87)

A two piece suite consisting of toilet and sink. uPVC window faces to the rear of the property.

**Landing**

Carpeted with internal doors leading to all four bedrooms, family bathroom and storage cupboard.

**Master Bedroom** 14'5" x 10'5" (4.4 x 3.2)

Carpeted with spotlights, central heating radiator and uPVC window facing to the front of the property. Internal door leads to the en-suite. Also includes built in storage.

**En-Suite**

Vinyl effect flooring with central heating radiator and uPVC window facing to the side of the property. A three piece suite consisting of corner shower, toilet and sink.

**Bedroom Two** 11'7" x 8'11" (3.54 x 2.72)

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

**Bedroom Three** 9'6" x 7'9" (2.9 x 2.38)

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

**Bedroom Four** 10'2" x 8'5" (3.1 x 2.57)

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

**Bathroom** 5'6" x 6'11" (1.69 x 2.12)

Tiled flooring with 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 driveway offering off road parking. The driveway leads to the front of the property and the integral garage which measures 4.74m x 2.72m. Access to the rear is down the side of the property where you will find a good sized lawned garden with gravelled area.

**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. 58.0 sq. metres

**First Floor**  
Approx. 54.6 sq. metres



Total area: approx. 112.7 sq. metres

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 <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		
		EU Directive 2002/91/EC