



29 Birch Drive
Scunthorpe, DN16 3GU
£255,000

Bella
properties

Bella Properties welcomes to the market this impressive four bedroom detached property located on Birch Drive, in the always popular Lakeside area of Scunthorpe. Absolutely immaculately presented by the current owners with modern décor throughout, this property is set on a large plot and briefly comprises of the entrance hallway, kitchen, utility, downstairs W/C, dining room and living room on the ground floor, with the landing, family bathroom and all four bedrooms found on the first floor, the master benefitting from an en-suite. Externally, the property benefits from off road parking, a detached, brick-built garage and well kept gardens to both the front and rear, with the added benefit of its own log cabin fully fitted with electrics!

Located in the popular Lakeside area of Scunthorpe, close to local amenities including shops, schools and a short walk from Bottesford Beck, this home is in a great position and would be ideal for a family.

Viewings are available now and come highly recommended to appreciate this lovely, family home!



<p>Hallway 4'1" x 12'3" (1.26 x 3.74)</p> <p>Entrance to the property is via the front door and into the hallway. Wooden flooring with central heating radiator and internal doors leading to the dining room, living room and kitchen. Carpeted stairs lead to the first floor accommodation.</p>	<p>Vinyl effect flooring with tiled walls, central heating radiator and uPVC window facing to the side of the property. A three piece suite consisting of corner shower, toilet and sink.</p>
<p>Kitchen 12'2" x 9'8" (3.73 x 2.97)</p> <p>Tiled flooring with central heating radiator and uPVC window facing to the front of the property. A variety of base height and wall mounted units with complimentary counters, tiled splashbacks integrated oven, grill, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods. Opening leads to the utility.</p>	<p>Bedroom Two 14'5" x 9'8" (4.4 x 2.97)</p> <p>Carpeted with central heating radiator and two uPVC windows facing to the front of the property.</p>
<p>Utility 5'11" x 7'8" (1.81 x 2.34)</p> <p>Tiled flooring with central heating radiator and uPVC door leading to the rear garden. Base height and wall mounted units with complementary counters, integrated sink and drainer and space and plumbing for white goods.</p>	<p>Bedroom Three 9'3" x 8'6" (2.83 x 2.61)</p> <p>Carpeted with central heating radiator and uPVC window facing to the front of the property.</p>
<p>W/C 2'11" x 5'11" (0.89 x 1.81)</p> <p>A two piece suite consisting of toilet and sink. uPVC window faces to the rear of the property.</p>	<p>Bedroom Four 8'5" x 7'8" (2.58 x 2.36)</p> <p>Carpeted with central heating radiator and uPVC window facing to the rear of the property.</p>
<p>Living Room 15'6" x 11'11" (4.74 x 3.64)</p> <p>Wooden flooring with coving to the ceiling, central heating radiator, log burning stove and uPVC French doors to the rear garden.</p>	<p>Bathroom 8'6" x 4'7" (2.61 x 1.41)</p> <p>Tiled flooring with part tiled walls, central heating radiator and uPVC window facing to the side of the property. A three piece suite consisting of bathtub, sink and toilet.</p>
<p>Dining Room 12'3" x 8'6" (3.74 x 2.61)</p> <p>Wooden flooring with coving to the ceiling, central heating radiator and uPVC bay window facing to the front of the property.</p>	<p>External</p> <p>To the front of the property is a well presented lawned garden with a driveway to the side of the property for off road parking. The driveway leads to the detached brick built garage. The rear garden is laid to lawn with raised decking area, ideal for entertaining. This property also comes with its very own log cabin, with electrics and bar!</p>
<p>Landing</p> <p>Carpeted with uPVC window facing to the rear of the property. Internal doors lead to all four bedrooms and family bathroom.</p>	<p>Disclaimer</p> <p>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.</p>
<p>Master Bedroom 11'11" x 9'3" (3.64 x 2.83)</p> <p>Carpeted with central heating radiator, built in wardrobes and uPVC window facing to the rear of the property. Internal door leads to the en-suite.</p>	
<p>En-Suite 8'6" x 4'3" (2.61 x 1.31)</p>	





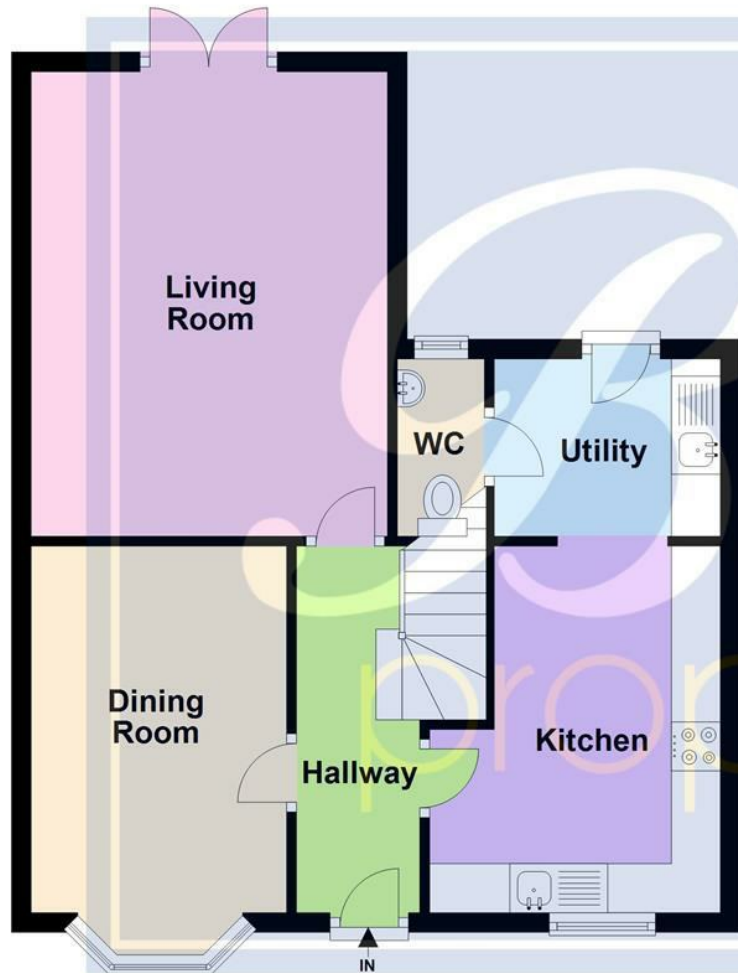
FRUNK AS DUCK

Stephen's Diner

A GAME
U ARE

Ground Floor

Approx. 50.7 sq. metres



First Floor

Approx. 50.7 sq. metres



Total area: approx. 101.4 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		87
(81-91) B		75
(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