



28 Lodge Road
Scunthorpe, Lincolnshire DN15 7EW
£145,000

Bella
properties

NO CHAIN Bella Properties brings to the market for sale this lovely three bedroom semi detached home located on the ever sought after Lodge Road in Scunthorpe. Ideal for first time buyers or families, the property boasts three reception areas, a private rear garden and off road parking. Well presented throughout, this property will have widespread appeal with viewings available immediately and coming highly recommended to appreciate this home.

The property itself briefly comprises of a hallway, living room, dining room, kitchen, sun room and WC on the ground floor with three bedrooms and family bathroom on the first floor. Externally there is off road parking to the front, a detached garage and a private rear garden with patio area for entertaining.



Hallway

Entrance to the property is via the front uPVC door and into the hallway. Carpeted throughout with central heating radiator and door leading to living room. Stairs lead to the first floor accommodation.

Living Room 12'6" x 12'0" (3.82 x 3.67)

Carpeted throughout with coving to the ceiling, central heating radiator and uPVC bay window to the front of the property. Includes feature gas fireplace with marble surround and hearth. Opening leads to the dining room.

Dining Room 9'10" x 8'3" (3.02 x 2.54)

Carpeted throughout with coving to the ceiling, central heating radiator and uPVC window. Door leads to the kitchen.

Kitchen 10'0" x 9'8" (3.05 x 2.96)

A variety of base height and wall mounted cream units with complimentary counters. Breakfast Bar area. Integrated oven, electric hob, overhead extractor and sink and drainer. Space and plumbing for white goods. Splashbacks, uPVC window to the side of the property and door leads to the sun room.

Sun Room 11'10" x 10'2" (3.62 x 3.12)

A brick built sun room with uPVC windows and uPVC doors leading to the rear garden. Central heating radiator and electricity. Door leads to the WC.

WC

Toilet with uPVC window to the rear of the property.

Landing

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

Bedroom One 12'6" x 11'10" (3.82 x 3.63)

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

Bedroom Two 12'6" x 9'10" (3.82 x 3.00)

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

Bedroom Three

Coving to the ceiling, central heating radiator and uPVC window to the front of the property.

Bathroom

Three piece suite consisting of toilet, sink with vanity unit and bath with shower over. Fully tiled walls and uPVC window to the rear of the property.

External

To the front of the property is off road parking on a concrete drive. To the rear of property is a mostly lawned garden with patio area for entertaining. Includes detached garage with up and over door. The property is non overlooked from the rear offering great levels of privacy.

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	52	
(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		

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.