



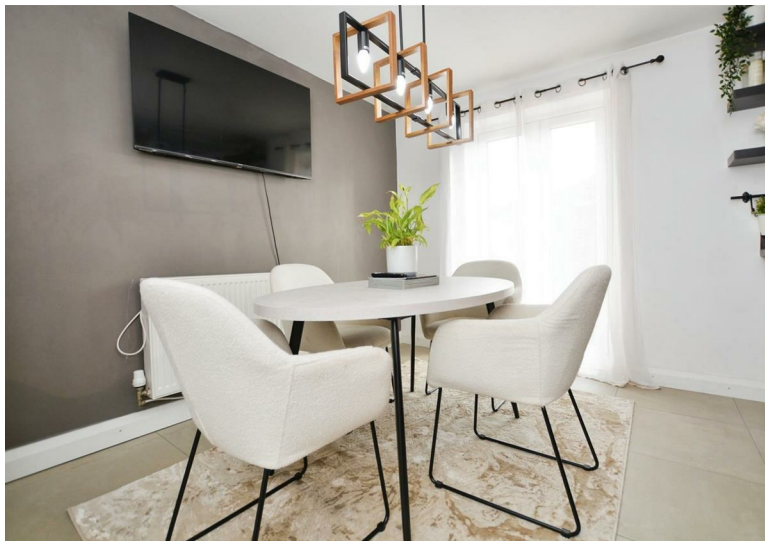
9 Heron Gate
Scunthorpe, DN16 3UT
£240,000

Bella
properties

Bella Properties are delighted to bring to the market this impressive four bedroom detached property set over three storey's located on Heron Gate, in the always popular Lakeside area of Scunthorpe. Immaculately presented by the current owners with modern décor throughout, this property is set on a large, corner plot and briefly comprises of an entrance hallway, living room, kitchen/diner, W/C on the ground floor, landing, three of the four bedrooms, en-suite, and bathroom on the first floor, with the landing, master bedroom and en-suite found on the second floor. Externally, the property benefits from off road parking, a detached, brick-built garage and well kept gardens to both the front and rear.

Absolutely ideal for a family, this home is in a great location, close to local amenities including shops, schools and a short walk from Bottesford Beck.

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



Entrance Hall

Entrance to the property is via the front door and into the hallway. Fully tiled throughout with doors leading to the W/C, living room, kitchen/diner and storage room.

Living Room 16'6" x 10'9" (5.05 x 3.28)

Entrance from the hallway, wooden herringbone flooring throughout with central heating radiator and uPVC bay window facing to the front of the property.

Kitchen/Diner 17'7" x 11'2" (5.38 x 3.42)

Entrance from the hall, tiled flooring throughout. A modern kitchen/dining area with a variety of base height and wall mounted units with complimentary counters and tiled splashbacks. Integrated electric oven and grill, gas hob, integrated stainless steel sink and drainer and space and plumbing for white goods. Central heating radiator, uPVC window facing to the rear of the property and uPVC French doors leading to the rear garden.

W/C 6'9" x 2'11" (2.08 x 0.91)

Entrance from the hall, a two piece suite consisting of toilet and sink.

Landing

Fully carpeted throughout with doors leading to three of the bedrooms, family bathroom and two storage rooms. Velux window faces to the side of the property. A good sized area currently utilised as office space.

Bedroom Two 13'8" x 10'9" (4.19 x 3.28)

Entrance from the landing, fully carpeted throughout with central heating radiator and uPVC window facing to the front of the property. Internal door leads to en-suite.

En-Suite 12'5" x 4'9" (3.79 x 1.46)

Vinyl effect flooring throughout, a three piece suite consisting of toilet, sink and shower cubicle. Includes heated towel rail.

Bedroom Three 11'2" x 11'0" (3.42 x 3.37)

Entrance from the landing, fully carpeted throughout with central heating radiator and uPVC window facing to the rear of the property.

Bedroom Four 7'6" x 6'5" (2.31 x 1.96)

Entrance from the landing, fully carpeted throughout with central heating radiator and uPVC window facing to the front of the property.

Family Bathroom 8'0" x 6'4" (2.46 x 1.95)

Entrance from the landing, vinyl effect flooring throughout with part tiled walls. A three piece suite consisting of toilet, sink and bathtub. Includes heated towel rail and uPVC window facing to the rear of the property.

Landing

Fully carpeted throughout with door leading to master bedroom. uPVC window faces to the rear of the property.

Master Bedroom 19'5" x 14'2" (5.92 x 4.34)

Entrance from the landing, a generously sized master bedroom with en-suite. Central heating radiator and uPVC window facing to the front of the property.

En-Suite 7'6" x 4'2" (2.31 x 1.29)

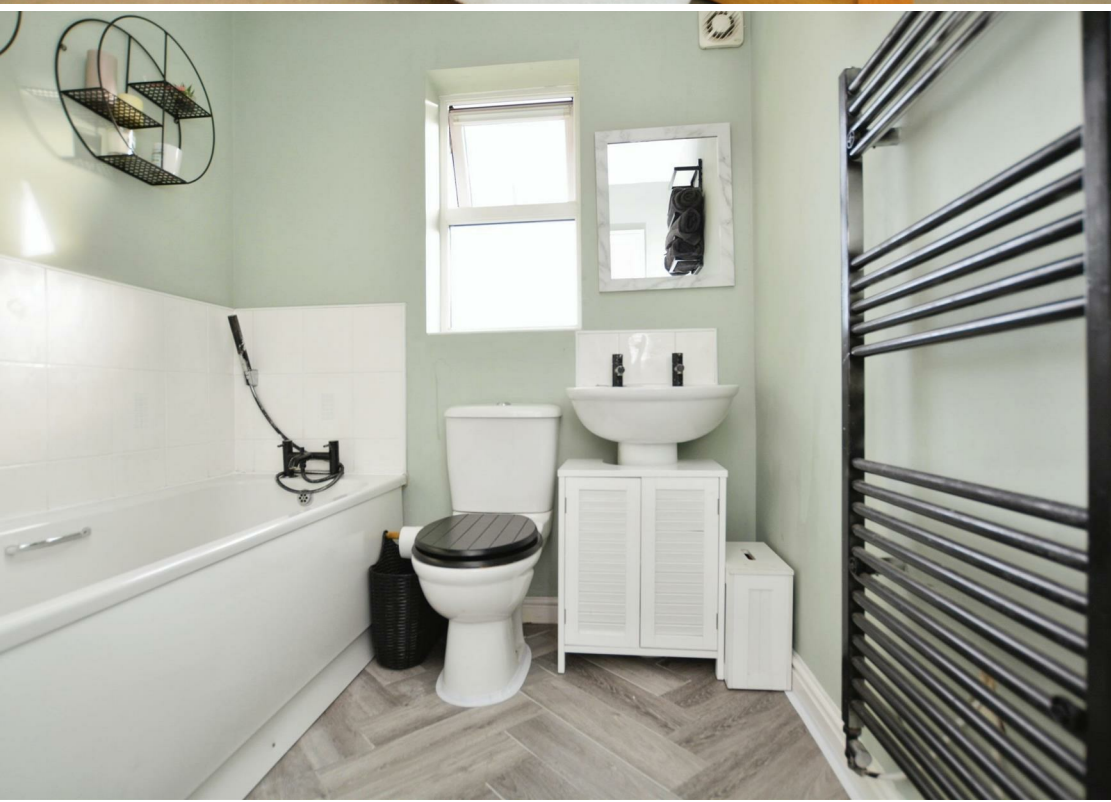
Entrance from the master bedroom, vinyl effect flooring throughout. A three piece suite consisting of toilet, sink and shower cubicle. Heated towel rail and Velux window facing to the rear of the property.

External

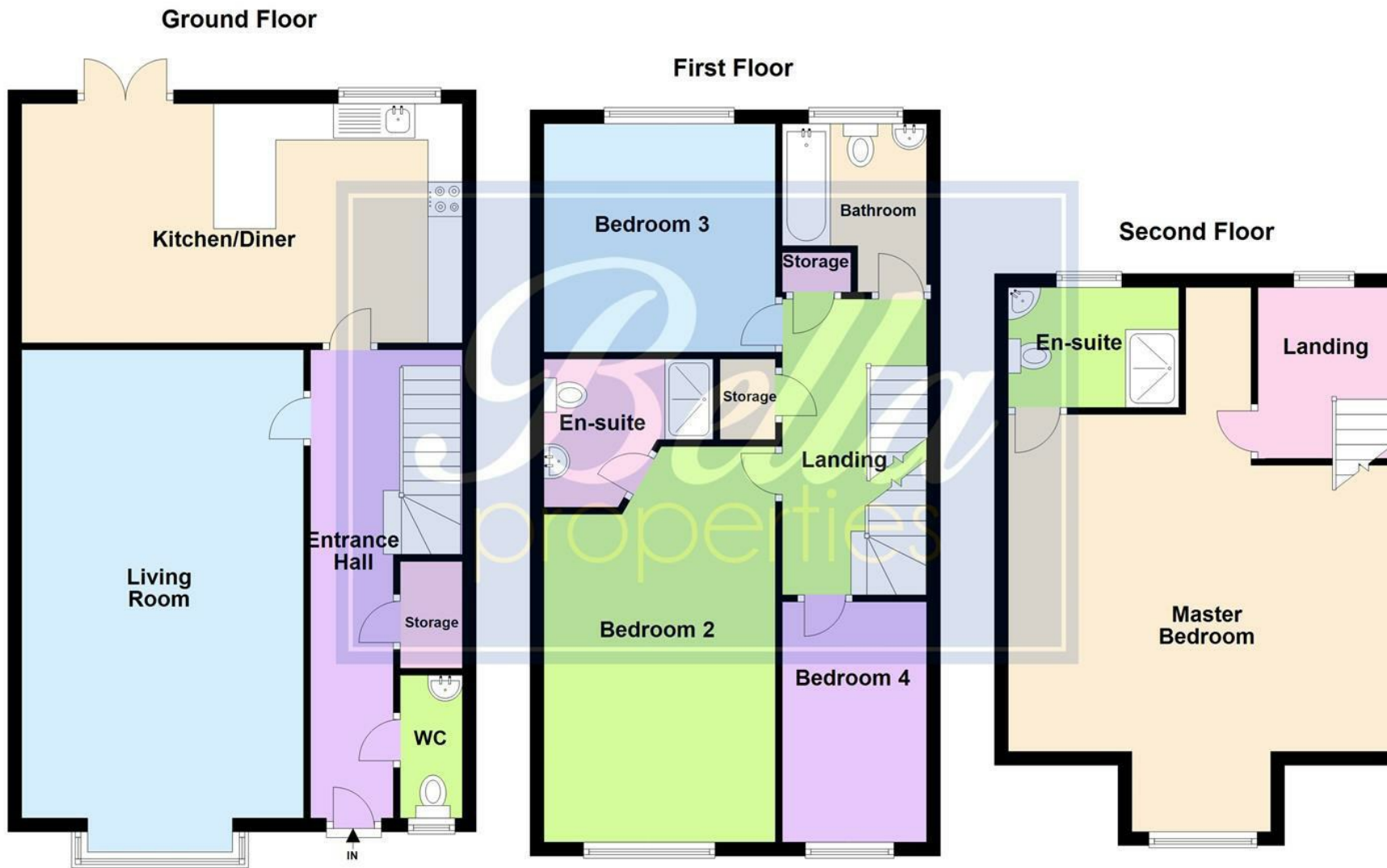
The front of the property benefits from a mainly lawned garden with a tiled path leading to the entrance of the home. The side of the property offers off road parking, which leads to the detached, brick built garage. To the rear you will find a well maintained lawned garden, with separate tiled patio area for entertaining purposes. Also includes shed for storage.

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.







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		88
(81-91) B	79	
(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		
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