



9 Glover Road
Scunthorpe, DN17 1AU
£275,000

Bella
properties

***NO CHAIN!* This exceptional, well propertyed property is now available for viewings! Perfectly suited for growing families, this home comes with four ample bedrooms, a total of three reception rooms including a spacious conservatory, and a stunning kitchen with integral appliances. Modern throughout yet maintaining charm and character, this stunning family home is not to be missed.**

The property itself briefly comprises of the entrance porch and hallway, living room, dining room, W/C, kitchen and conservatory to the ground floor. The first floor consists of the landing, four bedrooms and the family bathroom. Externally, you will find a brick-built garage and lawned gardens to the front and rear of the property.

Situated within Old Brumby, this home is in excellent proximity of public transport links, nearby colleges, and a variety of local amenities.



Porch 6'4" x 1'7" (1.95 x 0.5)

Entrance to the property is via the side double doors and into the porch. Internal original stained glass door with matching fanlights leads to the entrance hallway.

Entrance Hall 6'4" x 17'11" (1.95 x 5.48)

Original solid oak flooring with coving to the ceiling, central heating radiator and double glazed window facing to the side of the property. Internal doors lead to the kitchen, dining room, living room and W/C. Carpeted stairs lead to the first floor accommodation.

W/C 2'7" x 6'4" (0.79 x 1.95)

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

Living Room 10'3" x 13'4" (3.14 x 4.08)

Carpeted with coving to the ceiling, central heating radiator, living flame gas fire set on tiled and wood effect surround and double glazed bay window facing to the front of the property. Archway leads to the dining room.

Dining Room 10'3" x 13'4" (3.13 x 4.08)

Carpeted with coving to the ceiling, central heating radiator and wall mounted electric fireplace. Double glazed bay window faces to the front of the property and further two double glazed windows face to the side of the property.

Kitchen 11'6" x 13'11" (3.53 x 4.25)

Tiled flooring with spotlights, undercounter spotlights, vertical radiator and uPVC windows facing to the side of the property and the conservatory. A beautiful, modern kitchen with integral appliances including oven, grill, induction hob, overhead extractor fan, fridge freezer, dishwasher, sink and drainer and wine cooler. Sheraton kitchen units throughout.

Conservatory

A lovely additional seating area with tiled flooring, two central heating radiators, space and plumbing for washer and dryer and uPVC windows and doors facing to the rear garden.

Landing 6'4" x 13'10" (1.95 x 4.24)

Carpeted with internal doors leading to all four bedrooms and family bathroom. Double glazed window faces to the rear of the property.

Bedroom One 13'4" x 10'3" (4.08 x 3.14)

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

Bedroom Two 13'4" x 10'3" (4.08 x 3.13)

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

Bedroom Three 12'0" x 7'2" (3.66 x 2.19)

Carpeted with coving to the ceiling, central heating radiator and double glazed window facing to the side of the property.

Bedroom Four 6'7" x 12'0" (2.01 x 3.66)

Carpeted with coving to the ceiling, central heating radiator and double glazed window facing to the rear of the property.

Bathroom 6'5" x 6'7" (1.96 x 2.02)

Vinyl effect tiled flooring, heated towel rail and uPVC window facing to the side of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

External

To the front of the property is a lawned garden with established shrubs. To the side of the property is a block paved driveway for off road parking, which leads to the brick-built garage. There is a pathway to the entrance of the property and a lawned garden to the rear with patio 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



First Floor



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			81	
(81-91) B				
(69-80) C				
(55-68) D		68		
(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		