



26 Lakeside Drive  
Scunthorpe, DN17 2AQ  
£410,000

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properties

The rare opportunity has arisen to purchase this attractive four bedroom detached property located in the always sought after location of Silica Lodge, on Lakeside Drive. Set in beautiful woodlands, this home is absolutely ideal for a family, and comes with lots of living space inside and out, boasting four great size bedrooms, two spacious reception areas, its own utility room, two bathrooms, a large double garage, utility, and an extremely generous sized plot with a private rear garden and ample off street parking to the front.

Maintained to a high standard throughout, the property briefly comprises the entrance porch and hallway, large living room, kitchen, utility, dining room, W/C and double garage on the ground floor. To the first floor is the landing, four bedrooms and family bathroom. Found close to local amenities including shops, restaurants and transport links to further afield, viewings are now available for this home and come highly recommended!



**Porch** 8'6" x 3'5" (2.61 x 1.05)  
Entrance to the property is via the front uPVC door and into the porch. Internal door leads to the hallway.

**Entrance Hall** 12'7" x 7'5" (3.85 x 2.28)  
Tiled flooring with coving to the ceiling, central heating radiator and internal doors leading to the W/C, living room and kitchen. Carpeted stairs lead to the first floor accommodation.

**W/C**  
A two piece suite consisting of toilet and sink. uPVC window faces to the front of the property.

**Living Room** 23'10" x 18'7" (7.28 x 5.68)  
Carpeted with coving to the ceiling, central heating radiator, gas fireplace set on marble effect surround, uPVC window facing to the front of the property and uPVC sliding doors leading to the rear garden.

**Kitchen** 10'11" x 12'10" (3.33 x 3.93)  
Tiled flooring with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property. Base height and wall mounted white units with complimentary wooden countertops and splashbacks, and integrated appliances.

**Utility** 7'5" x 5'4" (2.28 x 1.63)  
Tiled flooring with central heating radiator and uPVC window facing to the rear of the property. Base height units with integrated sink and drainer and space and plumbing for white goods.

**Dining Room** 10'10" x 12'0" (3.32 x 3.67)  
Carpeted with coving to the ceiling, central heating radiator and uPVC sliding doors to the rear garden.

**Landing**  
Carpeted with internal doors leading to all four bedrooms, family bathroom and storage cupboard. uPVC window faces to the side of the property.

**Bedroom One** 12'8" x 12'7" (3.87 x 3.84)  
Carpeted with coving to the ceiling, central heating radiator and large built in wardrobes. uPVC window faces to the front of the property.

**Bedroom Two** 12'7" x 9'8" (3.84 x 2.95)  
Carpeted with coving to the ceiling, central heating radiator, built in wardrobes and internal door leading to the en-suite.

**En-Suite** 4'11" x 2'6" (1.5 x 0.78)  
A two piece suite consisting of corner shower cubicle and sink.

**Bedroom Three** 10'9" x 10'11" (3.3 x 3.35)  
Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property.

**Bedroom Four** 7'6" x 8'5" (2.31 x 2.59)  
Carpeted with coving to the ceiling, central heating radiator, built in wardrobes and uPVC window facing to the rear of the property.

**Bathroom** 7'8" x 5'5" (2.35 x 1.67)  
Vinyl effect wood flooring with tiled walls, spotlights, heated towel rail and uPVC window facing to the rear 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, and a large driveway for ample off road parking, which leads to the entrance of the property and the integral double garage which measures 5.0m x 4.92m. Access to the rear is down the side of the property, via a wooden gate, to a well maintained lawned garden with established shrubs and trees, and patio seating area, ideal for entertaining.

**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		81
(81-91) B		
(69-80) C	69	
(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		
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.