



4 The Link
Scunthorpe, DN16 2UT
Offers In The Region Of £170,000

Bella
properties

Presenting for sale this immaculately presented three-bedroom terraced house located on The Link, situated close to Ashby High Street's many amenities. This property is in great condition, and bound to catch the eyes of first-time buyers and families looking for a ready-to-move-in home.

The property is characterised by a harmonious blend of modern design elements and a functional layout. It comprises the entrance hall, W/C, living room and kitchen/diner on the ground floor, with the landing, three spacious bedrooms and family bathroom on the first floor. Externally, there is off road parking to the front of the property and a lawned garden to the rear with a wooden shed for outdoor storage.

Contact us now to arrange your viewing on this stunning home!



Hall 12'9" x 7'3" (3.9 x 2.23)

Entrance to the property is via the front door and into the hallway. LVT flooring with central heating radiator and internal doors leading to the W/C, living room and kitchen/diner. Carpeted stairs lead to the first floor accommodation.

W/C 3'1" x 6'1" (0.96 x 1.86)

LVT flooring with heated towel rail and uPVC window facing to the front of the property. A two piece suite consisting of toilet and sink.

Living Room 12'9" x 8'0" (3.9 x 2.44)

LVT flooring with central heating radiator and uPVC window facing to the front of the property.

Kitchen/Diner 9'9" x 15'7" (2.99 x 4.77)

LVT flooring with central heating radiator, uPVC window facing to the rear of the property and uPVC French doors leading to the rear garden. A modern kitchen unit with base height and wall mounted units, complimentary countertops and splashbacks, integrated stainless steel sink and drainer, integrated oven, grill and overhead extractor fan, and space and plumbing for white goods.

Landing 7'6" x 7'3" (2.29 x 2.21)

Carpeted with internal doors leading to all three bedrooms and family bathroom.

Bedroom One 13'0" x 8'0" (3.97 x 2.46)

Wood flooring with central heating radiator and uPVC window facing to the front of the property.

Bedroom Two 9'9" x 8'0" (2.98 x 2.46)

Wood flooring with central heating radiator and uPVC window facing to the rear of the property.

Bedroom Three 9'1" x 7'3" (2.79 x 2.21)

Wood flooring with central heating radiator and uPVC window facing to the front of the property.

Bathroom 5'7" x 7'3" (1.71 x 2.22)

Wood flooring with part tiled walls, 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 block paved driveway for off road parking. The rear garden is laid to lawn with wooden storage shed.

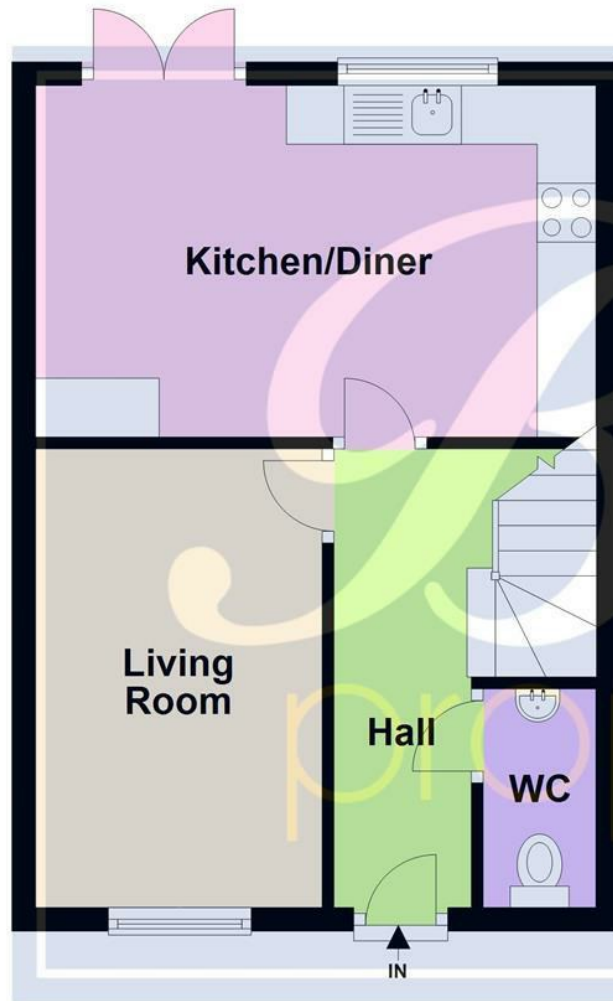
Disclaimer

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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		

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.