



**33 Lincoln Gardens  
Scunthorpe, DN16 2HN  
£175,000**

*Bella*  
properties



**This beautifully presented semi-detached house is now available for sale through Bella Properties. Perfectly suited for first-time buyers and families alike, this property is ready to move straight into!**

**The property comes with three bedrooms, two of which come complete with built-in wardrobes offering storage space, this home also features three spacious reception rooms, including a conservatory, providing plenty of space for entertaining or relaxation.**

**Located in a prime location, this home offers excellent public transport links within close proximity, and is within the catchment area of nearby local schools. This makes it an ideal choice for families!**

**Overall, this semi-detached house is a superb purchase opportunity for those looking to step onto the property ladder or seeking a comfortable family home. Don't miss out, contact us today to arrange a viewing!**



### Entrance Hallway

Entrance to the property is via the front door and into the hall. Internal door leads to the living room and carpeted stairs lead to the first floor accommodation.

### Living Room 13'8" x 11'11" (4.18 x 3.64)

Wooden flooring with coving to the ceiling, central heating radiator, log burning stove and uPVC bay window facing to the front of the property. Double doors lead to the dining room.

### Dining Room 15'7" x 9'9" (4.77 x 2.98)

Wooden flooring with coving to the ceiling, central heating radiator and uPVC window facing to the side of the property. Internal door leads to under stairs storage cupboard.

### Kitchen 10'10" x 10'3" (3.32 x 3.14)

Tiled flooring with coving to the ceiling, uPVC window and door leads to the conservatory. Base height and wall mounted units with wooden counter tops and tiled splashbacks. Includes space and plumbing for white goods.

### Downstairs WC

Downstairs W/C with uPVC window facing to the side of the property.

### Conservatory 11'11" x 10'3" (3.65 x 3.14)

A lovely additional seating area with wooden flooring, and uPVC windows and doors face to the rear garden.

### Landing

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the side of the property. Internal doors lead to all three bedrooms and family bathroom.

### Bedroom One 11'0" x 6'6" (3.36 x 2.00)

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

### Bedroom Two 9'9" x 6'3" (2.98 x 1.92)

Carpeted with coving to the ceiling, central heating radiator, built in wardrobes and uPVC window facing to the rear of the property.

### Bedroom Three 10'11" x 5'6" (3.33 x 1.68)

Wooden flooring with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property.

### Bathroom

6'0" x 5'2" (1.84 x 1.58)

Vinyl effect flooring with central heating radiator and uPVC window facing to the front of the property. A three piece suite consisting of double shower cubicle, sink with vanity unit and toilet.

### Externally

To the front of the property is a gravelled garden with a driveway offering off street parking. The driveway leads down the side of the property to the rear garden. The rear garden is mainly laid to lawn with shed for outdoor 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.









## Ground Floor



Total area: approx. 95.4 sq. metres

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		
(81-91) B		
(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 <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		
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