



20 Lakeside Drive
Silica Lodge, Scunthorpe DN17 2AG
£375,000

Bella
properties

**** SOUGHT AFTER LOCATION ****

Welcome to Lakeside Drive, Silica Lodge, Scunthorpe. Set in beautiful woodlands is an exclusive prestigious location boasting its very own lake! This delightful detached bungalow offers a generous amount of living space inside and out occupying a prime position with stunning views over the lake. Absolutely ideal for family living, this home is set on a good sized plot with three bedrooms, an open plan kitchen/diner, separate utility and cloakroom, a detached double garage, off road parking and private rear garden.

Sold with the added benefit of no ongoing chain for ease of purchase, this bungalow offers a peaceful retreat from the hustle and bustle of everyday life. Viewings are available immediately, don't miss out on the opportunity to make this charming bungalow your own!



Porch 12'0" x 4'11" (3.68 x 1.51)

Entrance to the property is via the side uPVC door into the porch. uPVC windows face to the front of the property, hallway and living room. Internal door leads to the hallway.

Entrance Hall

Wooden flooring with coving to the ceiling and two central heating radiators. Internal doors lead to the porch, living room, kitchen/diner, three bedrooms and bathroom.

Living Room 16'0" x 17'5" (4.89 x 5.33)

Carpeted with coving to the ceiling, two central heating radiators and uPVC bay window facing to the front of the property. Further uPVC windows face to the porch, and side of the property. Includes gas fireplace set on marble surround.

Kitchen/Diner 13'11" x 24'9" (4.25 x 7.55)

Wooden flooring with coving to the ceiling, spotlights and central heating radiator. Base height and wall mounted units with central island, integrated oven, electric hob and integrated sink and drainer. uPVC windows face to the rear and side of the property.

Utility 12'0" x 7'6" (3.67 x 2.3)

Vinyl effect flooring with central heating radiator and uPVC window facing to the rear of the property. Base height units with complimentary counters, tiled splashbacks, integrated sink and drainer with space and plumbing for white goods. uPVC window faces to the front of the property, internal doors lead to the W/C, cloakroom and storage cupboard.

W/C 5'11" x 2'7" (1.82 x 0.81)

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

Cloakroom 6'10" x 10'6" (2.09 x 3.21)

Vinyl effect flooring with base heights and wall mounted units, complimentary counters and tiled splashbacks. Two uPVC windows face to the front of the property.

Bedroom One 11'5" x 14'11" (3.5 x 4.55)

Carpeted throughout, coving to the ceiling and central heating radiator. uPVC window face to the rear and side of the property.

Bedroom Two 9'11" x 11'4" (3.03 x 3.46)

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

Bedroom Three 9'11" x 11'4" (3.03 x 3.46)

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

Bathroom 10'4" x 8'1" (3.15 x 2.47)

Tiled flooring with tiled walls, spotlights and uPVC window facing to the rear of the property. A four piece suite consisting of bathtub, sink, toilet and shower cubicle.

External

To the front of the property is a lawned garden with a driveway offering off road parking. The driveway leads to the detached double brick built garage and rear garden. The rear garden is fully enclosed and laid to lawn.

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

Approx. 140.5 sq. metres



First Floor

Approx. 24.9 sq. metres

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	61	
(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		61
(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

Total area: approx. 165.4 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.