



**10 Conference Court  
Scunthorpe, DN16 3SZ  
£125,000**

*Bella*  
properties



**Attention all buyers! In the ever popular Bottesford area of Scunthorpe, Bella Properties brings to the market this two bedroom terrace home, located on Conference Court. Ideal purchase for first time buyers to get on the property ladder, this home is modern and well presented throughout and is ready to move straight in.**

**The property briefly configures the entrance porch, lounge and kitchen on the ground floor, with the landing, two bedrooms and bathroom on the first floor. Externally, there are lawned gardens to both the front and rear.**

**Close to amenities including good schools, shops and restaurants, this home is in a super location. Viewings are now available on this property by appointment only.**



**Porch** 4'1" x 3'4" (1.26 x 1.03)

Entrance to the property is via the front door and into the porch. Internal door leads to the lounge.

**Lounge** 15'5" x 7'4" (4.72 x 2.26)

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

**Kitchen/Diner** 11'8" x 12'0" (3.57 x 3.66)

Wooden flooring with coving to the ceiling and central heating radiator. Base height and wall mounted units with complimentary counters and splashbacks. Integrated oven, gas hob and over head extractor fan, integrated sink and drainer with space and plumbing for washing machine. uPVC window and door face to the rear garden.

**Landing** 8'7" x 2'9" (2.63 x 0.84)

Carpeted with central heating radiator and internal doors leading to the two bedrooms and bathroom.

**Bedroom One** 9'7" x 11'8" (2.93 x 3.57)

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

**Bedroom Two** 8'11" x 11'9" (2.73 x 3.59)

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

**Bathroom** 4'10" x 8'7" (1.48 x 2.63)

Vinyl effect wood flooring with part tiled walls and central heating radiator. A three piece suite consisting of bathtub with overhead shower, sink with vanity unit and toilet.

**External**

To the front of the property is a low maintenance lawned garden. To the rear, you will find a further lawned garden with patio area and shed for 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.

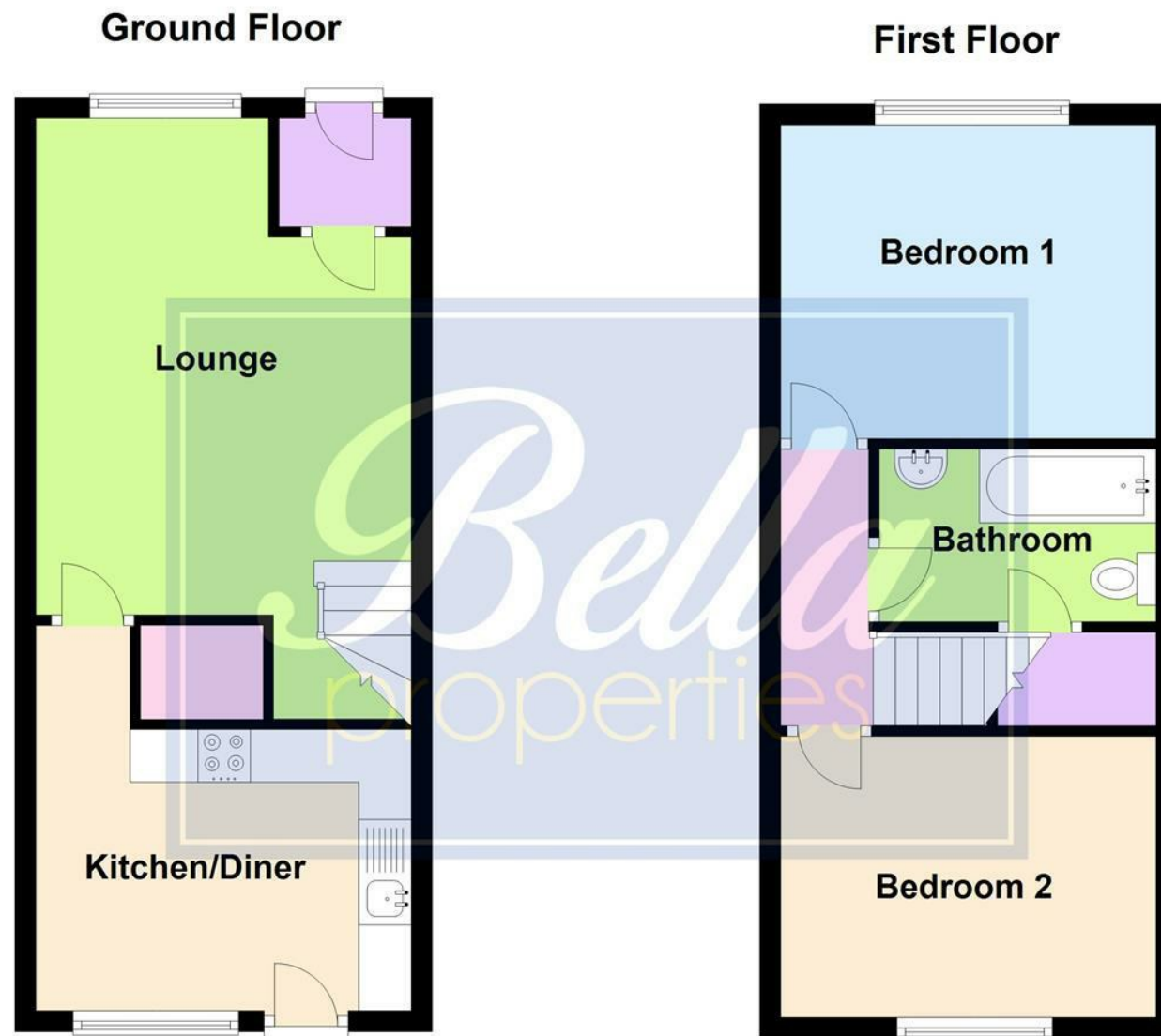












Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation 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   |         | 92        |
| (81-91) B   |         |           |
| (69-80) C   | 72      |           |
| (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   |         |           |