



16 The Dales  
Scunthorpe, DN17 2QF  
Offers Over £190,000

*Bella*  
properties



**We are delighted to introduce this charming three bedroom detached bungalow, which is currently available for sale through Bella Properties. The property showcases a tasteful design, offering a comfortable and convenient lifestyle that will appeal to a variety of buyers.**

**The layout of the property has been thoughtfully designed and comprises of the entrance porch, W/C, open plan living and dining room, inner hallway, three bedrooms and bathroom. Externally, there is a driveway for off road parking to the front of the property, with a lawned rear garden and patio area.**

**The location of this bungalow is another significant selling point. It benefits from excellent public transport links, additionally, it is in proximity to various local amenities, adding to the convenience of everyday living.**

**This bungalow truly stands out as an excellent opportunity for those looking for a blend of comfort, convenience, and modern living. We strongly recommend viewing this property to fully appreciate all it has to offer!**



**Porch** 6'4" x 3'4" (1.94 x 1.02)

Entrance to the property is via the front door and into the hallway. Internal doors lead to the living room and W/C. uPVC window faces to the front of the property.

**W/C** 2'5" x 6'4" (0.76 x 1.94)

A two piece suite consisting of toilet and sink.

**Living Room** 10'0" x 15'5" (3.05 x 4.71)

Open plan with the dining room. Carpeted with coving to the ceiling, two central heating radiators, electric fireplace set on marble effect surround and uPVC window facing to the front of the property.

**Dining Room** 8'10" x 11'8" (2.71 x 3.56)

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

**Kitchen** 9'7" x 9'10" (2.94 x 3.02)

Wooden flooring with central heating radiator, spotlights and uPVC window and door facing to the side of the property. Base height and wall mounted units with wooden counter tops, splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and space and plumbing for white goods. Internal door leads to storage cupboard.

**Hallway** 7'1" x 5'11" (2.17 x 1.82)

Carpeted with internal doors leading to the dining room, three bedrooms and bathroom.

**Bedroom One** 9'9" x 10'9" (2.98 x 3.28)

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

**Bedroom Two** 9'9" x 10'9" (2.98 x 3.30)

Carpeted with coving to the ceiling, central heating radiator and uPVC French doors leading to the rear garden.

**Bedroom Three** 7'1" x 7'9" (2.17 x 2.37)

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

**Bathroom** 7'0" x 7'6" (2.14 x 2.29)

Tiled flooring with tiled walls, heated towel rail and uPVC window facing to the side of the property. A three piece suite consisting of toilet, sink with vanity unit and shower.

**External**

To the front of the property is a driveway for off road parking, which leads to the attached brick built garage. The rear garden has a raised lawn with shrubs and borders, and a patio area.

**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



Total area: approx. 91.1 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) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC 