



41 Ceres Grove
Scunthorpe, DN17 2FL
£165,000

Bella
properties

Beautifully presented throughout by the current owner is this three bedroom semi detached house for sale, located on Ceres Grove, Scunthorpe. This property would make a fantastic home for first-time buyers or couples looking to move straight into with no work required!

This property benefits from off-road parking, a downstairs W/C, a modern kitchen, three good sized bedrooms and a well-maintained rear garden. Close to many local schools, supermarkets, Ashby Centre and transport links, this home is situated in a very convenient location.

The property briefly comprises of the entrance hall, living room, kitchen/diner and W/C all on the ground floor, with the landing, all three bedrooms and three piece bathroom found on the first floor. Externally, there is a low maintenance garden to the front with a garage and drive offering off road parking, and a well presented lawned garden to the rear.

Viewings are available now and come recommended to appreciate this beautiful home!



Entrance 5'8" x 10'2" (1.73 x 3.12)

Entrance to the property is via the front door and into the hallway. Internal door leads to the kitchen/diner and carpeted stairs lead to the first floor accommodation.

Kitchen/Diner 10'5" x 15'10" (3.2 x 4.83)

Vinyl effect wood flooring with central heating radiator and uPVC window facing to the front of the property. Base height and wall mounted units with complimentary wooden counters, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods. Internal doors lead to the W/C and living room.

W/C 5'3" x 2'11" (1.61 x 0.91)

A two piece suite consisting of toilet and sink.

Living Room 10'9" x 13'9" (3.3 x 4.21)

Carpeted with central heating radiator and uPVC window and French doors leading to the rear of the property.

Landing 9'4" x 6'0" (2.87 x 1.84)

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

Bedroom One 7'10" x 13'6" (2.39 x 4.12)

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

Bedroom Two 12'5" x 7'2" (3.81 x 2.2)

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

Bedroom Three 9'1" x 6'0" (2.77 x 1.84)

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

Bathroom 6'0" x 7'2" (1.83 x 2.19)

Vinyl effect wood flooring with central heating radiator and uPVC window facing to the side 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 well presented lawned and gravelled garden with a pathway to the entrance of the property and an attached garage with space in front for off

road parking. The rear garden is mainly laid to lawn with seating areas for entertaining.

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



First Floor



Total area: approx. 68.7 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	84	96
(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 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		
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