



**1 Beauchief Gardens  
Scunthorpe, DN16 2AH  
£260,000**

*Bella*  
properties



We are delighted to present to the market this stunning semi detached bungalow, a true gem for sale in a highly sought-after location. This property is ideal for families, boasting four generously sized bedrooms, a four piece modern bathroom suite, two generous sized loft rooms and a spacious open plan kitchen/diner, bursting with storage space as well as dining space with a log burning stove. Externally, there is plenty of off street parking, a detached brick built garage and a beautifully maintained lawned rear garden with patio area for entertaining, and a garden office offering a versatile space that could be used for a variety of purposes.

Location-wise, this property is perfectly situated with excellent public transport links, local amenities and nearby parks. In conclusion, this immaculate home is an excellent opportunity for families seeking a beautifully maintained home in a convenient location. We highly recommend scheduling a viewing to fully appreciate what this property has to offer!



<b>Hallway</b> Entrance to the property is via the side door and into the hallway. Oak flooring with central heating radiator, spotlights and uPVC window facing to the front of the property. The hallway leads to the kitchen/diner and the living room, and internal doors lead to all four bedrooms and family bathroom.	<b>Second Loft Room</b> 10'7" x 12'10" (3.25 x 3.92) Carpeted with central heating radiator and uPVC window facing to the rear of the property.
<b>Kitchen/Diner</b> 30'1" x 13'2" (9.17 x 4.02) A beautiful, open plan space with two vertical radiators, spotlights, two uPVC windows facing to the rear of the property and uPVC sliding doors leading to the rear garden. Oak flooring with base height modern units, complimentary counters and splashbacks, two integral ovens and grill, induction hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods. Ample dining space with log burning stove.	<b>External</b> To the front of the property is a lawned garden with a large driveway offering ample off street parking. The driveway leads to the detached brick built garage. The rear garden is beautifully presented and mainly laid to lawn with established shrubs and borders, patio seating area ideal for entertaining and raised decking leading to the office/summerhouse, which benefits from electricity.
<b>Living Room</b> 13'8" x 12'7" (4.18 x 3.86) Oak flooring with central heating radiator, log burning stove and uPVC sliding doors leading to the rear garden.	<b>Disclaimer</b> 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.
<b>Bedroom One</b> 13'5" x 12'8" (4.1 x 3.88) Carpeted with central heating radiator and uPVC window facing to the front of the property.	
<b>Bedroom Two</b> 10'6" x 11'8" (3.21 x 3.58) Carpeted with central heating radiator and uPVC window facing to the front of the property.	
<b>Bedroom Three</b> 10'6" x 6'9" (3.21 x 2.07) Carpeted with central heating radiator and uPVC window facing to the front of the property.	
<b>Bedroom Four</b> 10'6" x 5'11" (3.21 x 1.82) Carpeted with central heating radiator and two uPVC windows facing to the front of the property.	
<b>Bathroom</b> 6'8" x 9'3" (2.04 x 2.84) Vinyl flooring with heated towel rail and two uPVC windows facing to the front of the property. A four piece suite consisting of bathtub, corner shower, sink with vanity unit and toilet.	
<b>Loft Room</b> 12'11" x 12'3" (3.96 x 3.75) Carpeted with central heating radiator, built in storage and uPVC window facing to the rear of the property.	





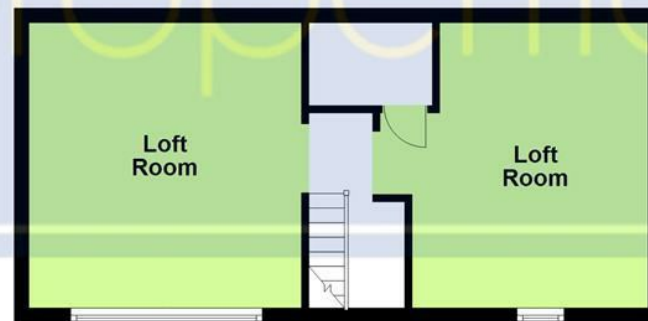




## Ground Floor



## First Floor



Total area: approx. 154.8 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>	<b>88</b>	<b>97</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 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		