



29 Sunway Grove
Scunthorpe, DN16 3HY
£280,000

Bella
properties

Beautifully presented family home! Immaculately presented by the current owners, Bella Properties are proud to present this extended three bedroom detached property, located on Sunway Grove, in the always popular Ashby area of Scunthorpe. Set on a corner plot, this home benefits from modern décor throughout, and boasts an open plan kitchen and sitting area, an open plan living and dining room, an inner hallway with ample storage space, three good sized bedrooms, a downstairs W/C and lovely presented gardens to both the front and rear.

Located close to transport links, good schools, restaurants and shops, this home is in a great position. Sure to have widespread appeal, this home is ready for any buyer to move straight into. Viewings come highly recommended and are available now by appointment only.



Hallway 8'3" x 12'11" (2.54 x 3.95)

Entrance to the property is via the front uPVC door and into the spacious hallway. Carpeted with coving to the ceiling, central heating radiator and internal door leads to the inner hallway. uPVC window faces to the side of the property and carpeted stairs lead to the first floor accommodation.

Living Room 13'11" x 12'7" (4.25 x 3.86)

Open plan with the dining room, carpeted with central heating radiator, media wall with wall mounted biofuel fireplace and uPVC window facing to the front of the property.

Dining Room 10'4" x 10'2" (3.16 x 3.1)

Carpeted with central heating radiator and uPVC French doors lead to the sitting room.

Inner Hallway

Vinyl effect wood flooring with built in storage. Internal doors lead to the hallway and rear porch.

Rear Porch 4'10" x 5'8" (1.49 x 1.74)

Vinyl effect wood flooring with uPVC window facing to the side of the property and uPVC door facing to the rear of the property.

W/C 4'10" x 3'8" (1.49 x 1.14)

Vinyl effect flooring with uPVC window facing to the front of the property. A two piece suite consisting of toilet and sink with vanity unit.

Kitchen 12'2" x 9'2" (3.73 x 2.81)

Open plan with the sitting room, vinyl effect flooring with spotlights, central heating radiator and uPVC windows facing to the front and side of the property. Base height and wall mounted modern units with complimentary countertops, breakfast bar, integrated sink and drainer and space and plumbing for white goods including range cooker and American style fridge/freezer.

Sitting Room 12'2" x 9'7" (3.73 x 2.93)

Vinyl effect flooring with spotlights and uPVC windows and doors facing to the rear garden.

Landing

Carpeted with uPVC window facing to the side of the property and internal doors leading to all three bedrooms and family bathroom.

Bedroom One 11'10" x 10'4" (3.63 x 3.15)

Carpeted with coving to the ceiling, central heating radiator, built in wardrobes and uPVC window facing to the front of the property.

Bedroom Two 10'0" x 11'1" (3.06 x 3.4)

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

Bedroom Three 8'9" x 8'9" (2.69 x 2.67)

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

Bathroom 8'2" x 7'6" (2.51 x 2.29)

Carpeted with tiled walls, heated towel rail and uPVC window facing to the rear of the property. A four piece suite consisting of bathtub, corner shower cubicle, sink with vanity unit and toilet.

External

To the front of the property is a well presented lawned garden with established shrubs. The rear garden is beautifully presented and mainly laid to lawn, with decking seating areas ideal for entertaining. The property also has a double, detached garage with space for off road parking.

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



Total area: approx. 115.1 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) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		67
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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