



73 Caistor Avenue  
Scunthorpe, DN16 3QN  
£195,000

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properties



Located in the popular Bottesford area of Scunthorpe, this three bedroom semi detached property has lots to offer any prospective buyer. Well presented throughout with three good sized bedrooms and two reception areas, this home will appeal to families and first time buyers alike. Found close to local amenities including schools, shops and transport links, this home also boasts off road parking and a detached garage. Viewings are available immediately and come highly recommended to appreciate this lovely home.

The property itself briefly comprises of a hallway, living room, kitchen, dining room and W/C on the ground floor with landing, three bedrooms and family bathroom on the first floor. Externally, to the front of the property is a lawned garden with off road parking and detached garage and to the rear is a further low maintenance lawned garden with patio area for entertaining.



**Hallway** 10'8" x 6'0" (3.26 x 1.83)

Entrance to the property is via the side door and into the hallway. Vinyl effect wood flooring with central heating radiator and uPVC window facing to the side of the property. Internal doors lead to the W/C, living room and kitchen, and carpeted stairs lead to the first floor accommodation.

**Living Room** 14'9" x 11'2" (4.5 x 3.42)

Carpeted with coving to the ceiling, central heating radiator, gas fireplace set on marble and wood effect surround and uPVC window facing to the front of the property.

**W/C** 2'3" x 5'11" (0.71 x 1.81)

A two piece suite consisting of toilet and sink. uPVC window faces to the front of the property.

**Kitchen** 10'5" x 8'2" (3.19 x 2.51)

Open plan with the dining room, tiled flooring with uPVC window facing the rear of the property and external door leading to the side of the property. Base height and wall mounted units with countertops and splashbacks, integrated oven, grill and overhead extractor fan, integrated sink and drainer and space and plumbing for washer.

**Dining Room** 9'3" x 8'10" (2.82 x 2.71)

Tiled flooring with central heating radiator and uPVC window facing to the rear of the property. Base height units with countertops and space and plumbing for fridge/freezer. Space for dining table.

**Landing** 8'2" x 7'1" (2.5 x 2.18)

Carpeted with coving to the ceiling and uPVC window facing to the side of the property. Internal doors lead to all three bedrooms and bathroom.

**Bedroom One** 13'3" x 10'0" (4.05 x 3.06)

Carpeted with coving to the ceiling, central heating radiator and two uPVC windows face to the front of the property.

**Bedroom Two** 10'7" x 10'0" (3.25 x 3.06)

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

**Bedroom Three** 7'1" x 9'11" (2.18 x 3.03)

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

**Bathroom** 7'1" x 5'6" (2.18 x 1.69)

Vinyl effect flooring with tiled walls, heated towel rail and uPVC window facing to the rear of the property. A three piece suite consisting of bathtub, sink and toilet.

**External**

To the front of the property is a well presented lawned garden with a driveway offering off road parking. The driveway leads to the detached, brick built garage and rear garden. The rear garden is also laid to lawn with patio seating areas, perfect 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.







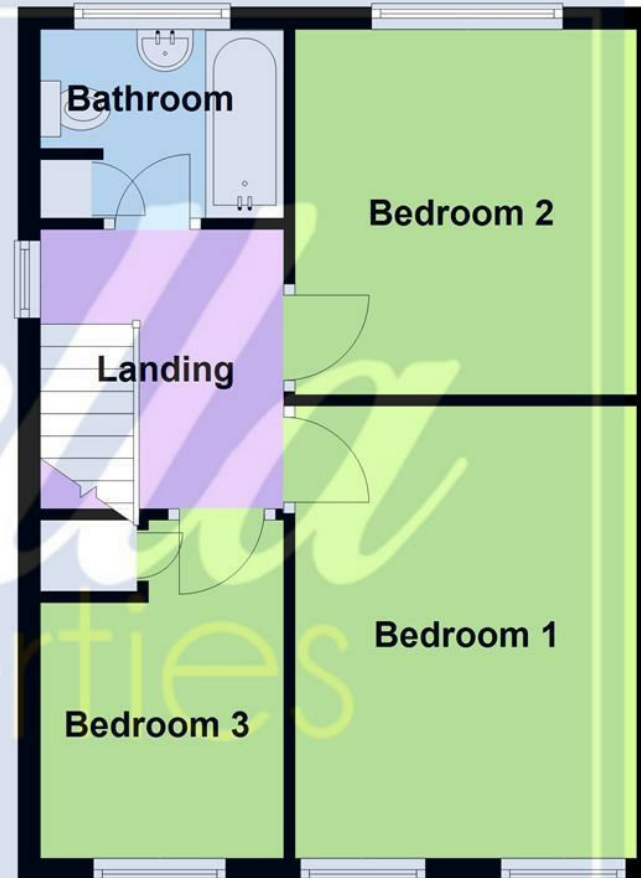




## Ground Floor



## First Floor



Total area: approx. 79.0 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		86
(81-91) B		
(69-80) C	71	
(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		
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