



3 Harrow Gardens
Scunthorpe, Lincolnshire DN17 2PD
£129,950

Bella
properties

Bella Properties welcomes to the market for sale the fantastic opportunity to purchase this one bedroom semi detached bungalow in the always popular area of Bottesford, Scunthorpe. Absolutely ideal for a sole occupant or couple, this property is well presented throughout with good sized rooms, modern shower room, well presented front and rear gardens, garage and off road parking. Located within walking distance to many local amenities and transport links to further afield, this home is certain to have widespread appeal. Viewings are available now and come highly recommended to appreciate this lovely home.

The property itself briefly comprises of a hallway, living room, kitchen, rear porch, bedroom and shower room. Externally, there are front and rear gardens with storage shed and also a garage with off road parking in front accessible from the road.



Hallway

Entrance into the property is via the front door and into the hallway. Doors lead to living room, kitchen, bedroom and bathroom. Includes built in storage cupboard.

Living Room 13'11" x 13'0" (4.25 x 3.98)

Carpeted throughout with coving to the ceiling, central heating radiator and dual aspect uPVC windows.

Kitchen 10'6" x 10'4" (3.21 x 3.17)

A variety of base height and wall mounted units with complimentary counters and splashbacks. Integrated sink and drainer with mixer tap. Space and plumbing for oven and white goods. uPVC window to the rear of the property, central heating radiator and uPVC door leads to the rear porch which then leads to rear garden.

Bedroom 13'1" x 9'10" (4.00 x 3.00)

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

Shower Room

A modern three piece white suite consisting of toilet, sink and corner shower. Fully tiled walls, central heating radiator and uPVC window to the rear of the property.

External

To the front of the property is a lawned garden with established flower beds and path leading to the front door. To the rear is a well presented garden with Astroturf, storage shed, flower beds and gate. Accessible from the road, there is access to a single brick built garage with off road parking in front.

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



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			
(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			
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	