



19 Greenshank Drive  
Scunthorpe, DN16 3DQ  
£249,950

*Bella*  
properties



**Presenting to the market this immaculate, detached, four bedroom home that is now available for sale through Bella Properties! Consisting of a generous layout throughout, this home briefly comprises the entrance hallway, W/C, living room, and kitchen complete with dining space all to the ground floor. To the first floor are four well-proportioned bedrooms, the master offering an en-suite and built in wardrobes, with the second bedroom also featuring built-in wardrobes, and the three piece family bathroom, all served by the landing. Externally, there is a lawned garden to the rear of the property, a driveway for off road parking and a detached garage. Furthermore, the property benefits from eight years remaining on the buildings warranty.**

**The location of this property is sure to tick a lot of boxes, situated in close proximity to schools, parks, and retail parks, making it an ideal location for families in particular. Viewings are available straight away on this delightful home and come recommended!**



**Hallway** 13'10" x 4'11" (4.22 x 1.52)

Entrance to the property is via the front door and into the hallway. Vinyl effect tiled flooring with central heating radiator and internal doors lead to the living room, kitchen/diner, under stairs storage cupboard and W/C. Carpeted stairs lead to the first floor accommodation.

**Living Room** 15'9" x 11'2" (4.82 x 3.41)

Vinyl effect wood flooring with central heating radiator and uPVC window faces to the front of the property.

**W/C** 6'9" x 2'11" (2.07 x 0.9)

Vinyl effect flooring with part tiled walls, central heating radiator and uPVC window faces to the front of the property. A two piece suite consisting of toilet and sink.

**Kitchen/Diner** 12'4" x 19'9" (3.76 x 6.02)

Karndean tiled flooring with eight downlights, central heating radiator, uPVC window faces to the rear of the property and uPVC French doors lead to the rear garden. Base height and wall mounted modern units with complimentary counter tops and splashbacks, integrated oven, grill and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods. Includes ample dining space.

**Landing**

Carpeted with central heating radiator and internal doors lead to all four bedrooms, storage cupboard and family bathroom.

**Master Bedroom** 12'11" x 9'4" (3.96 x 2.85)

Carpeted with central heating radiator, built in wardrobes and uPVC window faces to the front of the property. Internal door leads to the en-suite.

**En-Suite** 4'6" x 6'11" (1.39 x 2.11)

A three piece suite consisting of shower cubicle, sink and toilet. Karndean flooring with heated towel rail.

**Bedroom Two** 8'5" x 8'6" (2.59 x 2.6)

Carpeted with central heating radiator, built in wardrobes and uPVC window faces to the rear of the property.

**Bedroom Three** 7'1" x 10'11" (2.17 x 3.33)

Carpeted with central heating radiator, built in cupboard and uPVC window faces to the rear of the property.

**Bedroom Four** 10'2" x 6'10" (3.1 x 2.1)

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

**Bathroom** 6'11" x 6'5" (2.13 x 1.97)

Karndean flooring with heated towel rail and uPVC window faces 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 lawned garden with a pathway to the entrance of the property, with a driveway to the side of the property for off road parking, which leads to the detached, brick built garage and rear garden. The rear garden is laid to lawn.

**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.



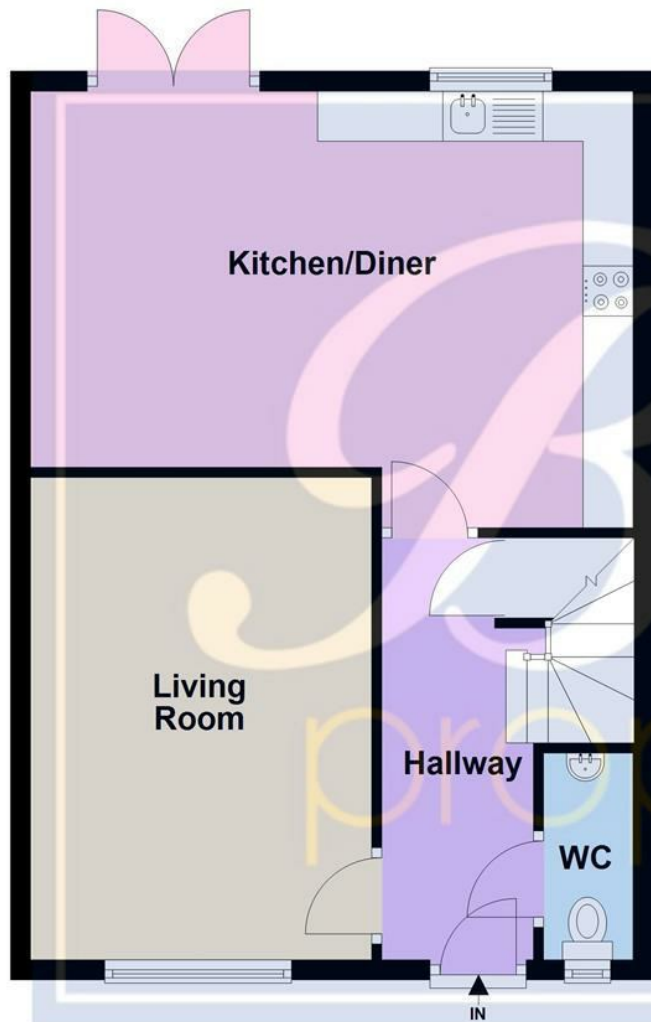








## Ground Floor



## First Floor



Total area: approx. 106.2 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, independant 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		94
(81-91) B	84	
(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 <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		
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England & Wales		
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