



28 Laurel Way  
Scunthorpe, DN16 3GT  
£169,950

*Bella*  
properties



**This well presented three bedroom, three storey home in the popular Timberlands Area of Scunthorpe is brought to the market for sale by Bella Properties. Ideal for a family or first time buyers, the property is modern throughout and close to many local amenities including Ashby Ville, motorway links and school. It also boasts off road parking and integral garage with scope for conversion to provide additional living space. Viewings available immediately and come highly recommended.**

**The property itself briefly comprises of a hallway, kitchen/diner, WC and integral garage on the ground floor, family bathroom, living room and bedroom on the first floor and finally two further bedrooms with en suite to the master on the second floor. Externally, there is off road parking and access to the garage at the front of the property and fully enclosed rear garden which is mostly lawned with decking area to entertain.**



### Hallway

Entrance into the property is via the front door into the hallway. Doors lead to the kitchen/diner, WC and integral garage. Central heating radiator and carpeted stairs lead to the first floor.

### Kitchen/Diner 16'1" x 12'0" (4.92 x 3.67)

A range of base height and wall mounted grey units with complimentary counters and splashbacks. Tiled flooring throughout with central heating radiator, uPVC window to the rear of the property and double uPVC doors leading to the rear garden. Integrated double oven, gas hob, overhead extractor and stainless steel sink and drainer. Space and plumbing for white goods.

### First Floor Landing

Doors lead to living room, bathroom and second bedroom. Stairs lead to the second floor.

### WC

Two piece suite consisting of toilet and sink.

### Living Room 12'11" x 16'1" (3.96 x 4.91)

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

### Bedroom Two 12'9" x 8'9" (3.89 x 2.67)

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

### Bathroom

Three piece white suite consisting of toilet, sink and bath with shower attachment. Part tiled walls, uPVC window to the rear of the property.

### Bedroom One 13'2" x 12'1" (4.02 x 3.70)

Carpeted throughout with uPVC velux style window, central heating radiator and door leading to the en suite.

### En Suite

Three piece suite consisting of toilet, sink and cubicle shower.

### Bedroom Three 9'7" x 8'8" (2.93 x 2.66)

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

### External

To the front of the property is off road parking on a brick paved drive leading to the integral garage. To the rear of the property is a fully enclosed garden with lawn and decking area 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.













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		84
(81-91) B		
(69-80) C	73	
(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		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC