



13 Waddington Drive  
Scunthorpe, DN17 2TL  
£165,000

*Bella*  
properties



**\*\* NO CHAIN \*\*** Located in the always popular Yaddethorpe area of Scunthorpe, Bella Properties welcomes to the market this three bedroom semi detached home located on the quiet cul-de-sac of Waddington Drive. Ideal for a first time buyer or family, this home is sold with no forward chain for ease of purchase and briefly comprises of the entrance hall, living room and spacious kitchen/diner on the ground floor, with the landing, three bedrooms and bathroom to the first floor. Externally, there is a lawned garden to the front of the property, a driveway for off street parking, a detached garage and a well presented rear garden with AstroTurf.

Located close to transport links, shops, restaurants and local schools, this home is in a prime position. Viewings come highly recommended to appreciate this home and are now available, via appointment only. Contact us today!



**Hall** 4'1" x 4'11" (1.27 x 1.5)

Entrance to the property is via the front door and into the hall. Internal door leads to the living room and carpeted stairs lead to the first floor accommodation.

**Living Room** 12'8" x 16'2" (3.88 x 4.93)

Vinyl effect flooring with coving to the ceiling, central heating radiator and uPVC bay window faces to the front of the property.

**Kitchen/Diner** 7'8" x 15'11" (2.36 x 4.87)

Vinyl effect flooring with coving to the ceiling, central heating radiator and two uPVC windows face to the rear of the property. A variety of base height and wall wooden mounted units with countertops, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods. External door leads to the rear garden.

**Landing**

Carpeted with internal doors leading to all three bedrooms, family bathroom and storage cupboard.

**Bedroom One** 12'0" x 9'5" (3.67 x 2.89)

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

**Bedroom Two** 12'1" x 8'2" (3.69 x 2.5)

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

**Bedroom Three** 7'5" x 8'6" (2.27 x 2.61)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property. Includes built in storage cupboard.

**Bathroom** 7'10" x 6'1" (2.4 x 1.86)

Vinyl effect flooring with coving to the ceiling, spotlights, heated towel rail and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub, sink with vanity unit and toilet.

**External**

To the front of the property is a lawned garden with a driveway for off road parking. The driveway leads to the detached garage and rear garden, through a gate. The rear garden is low maintenance and benefits from a garden with Astro turf.

**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. 72.5 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) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			72
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	