



**26 Conference Court  
Scunthorpe, DN16 3SZ  
£260,000**

*Bella*  
properties



**\* SELF CONTAINED ANNEX \*** Bella Properties welcomes to the market for sale this extremely well maintained detached bungalow, located on Conference Court, Bottesford. The property briefly comprises of the entrance hallway, two bedrooms, the bathroom and kitchen. The residence is further complemented by two reception rooms including a spacious conservatory.

One of the standout features of this property is the self-contained annex in the rear garden. This annex offers a distinct space, complete with an entrance porch, living room, bedroom, kitchen, and shower room, along with an attached garage. This area provides the potential for separate living quarters or guest accommodation, offering ultimate flexibility to the new homeowner.

Maintained to a high standard throughout by the current owners, the property is also equipped with 7.5kw solar panels, making it an eco-friendly option. Found close to local amenities including shops, restaurants and transport links, viewings are available straight away and come highly recommended to appreciate what this home has to offer!



**Hallway** 11'1" x 8'4" (3.4 x 2.55)

Entrance to the property is via the side door and into the hallway. Internal doors lead to the kitchen, living room, two bedrooms and bathroom.

**Kitchen** 10'6" x 8'4" (3.21 x 2.55)

Vinyl effect tiled flooring with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property. A mixture of base height and wall mounted units with marble countertops and tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer, and space for under counter washer.

**Living Room** 17'10" x 10'7" (5.45 x 3.24)

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

**Bedroom One** 13'10" x 10'7" (4.22 x 3.24)

Carpeted with coving to the ceiling, central heating radiator, large built in wardrobes and uPVC window faces to to the conservatory.

**Bedroom Two** 9'8" x 8'4" (2.95 x 2.55)

Vinyl effect tiled flooring with coving to the ceiling, central heating radiator, built in furniture and French doors lead to the conservatory.

**Conservatory**

A lovely additional seating area with wooden flooring, central heating radiator, air conditioning and uPVC windows and doors face to the rear.

**Bathroom** 6'11" x 5'4" (2.11 x 1.64)

Tiled flooring with tiled walls, heated towel rail and uPVC window faces to the side of the property. A three piece suite consisting of shower cubicle, sink and toilet with vanity unit.

**External**

To the front of the property is a well presented gravelled garden with a block paved driveway for off road parking as well as a car port. The driveway leads to the rear of the property and the annex.

**Annex Porch** 5'4" x 7'0" (1.63 x 2.14)

Entrance to the annex is via the uPVC doors and into the porch. Internal double doors lead to the living room.

**Annex Living Room** 9'7" x 7'11" (2.94 x 2.43)

Carpeted with coving to the ceiling and electric heater.

**Annex Kitchen** 5'3" x 8'11" (1.62 x 2.73)

Base height and wall mounted units with marble countertops and splashbacks. Includes sink and drainer, electric hob, overhead extractor fan, space for fridge/freezer and kickboard heating.

**Annex Shower Room** 8'11" x 3'10" (2.73 x 1.18)

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

**Annex Bedroom** 9'7" x 7'10" (2.94 x 2.39)

Carpeted with coving to the ceiling, electric heater, built in wardrobes and uPVC window faces to the front of the property.

**Annex Garage** 8'4" x 8'11" (2.56 x 2.73)

Attached garage with base height units and countertops, water heater, integrated sink and drainer, plumbing for washer and roller garage door.

**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.

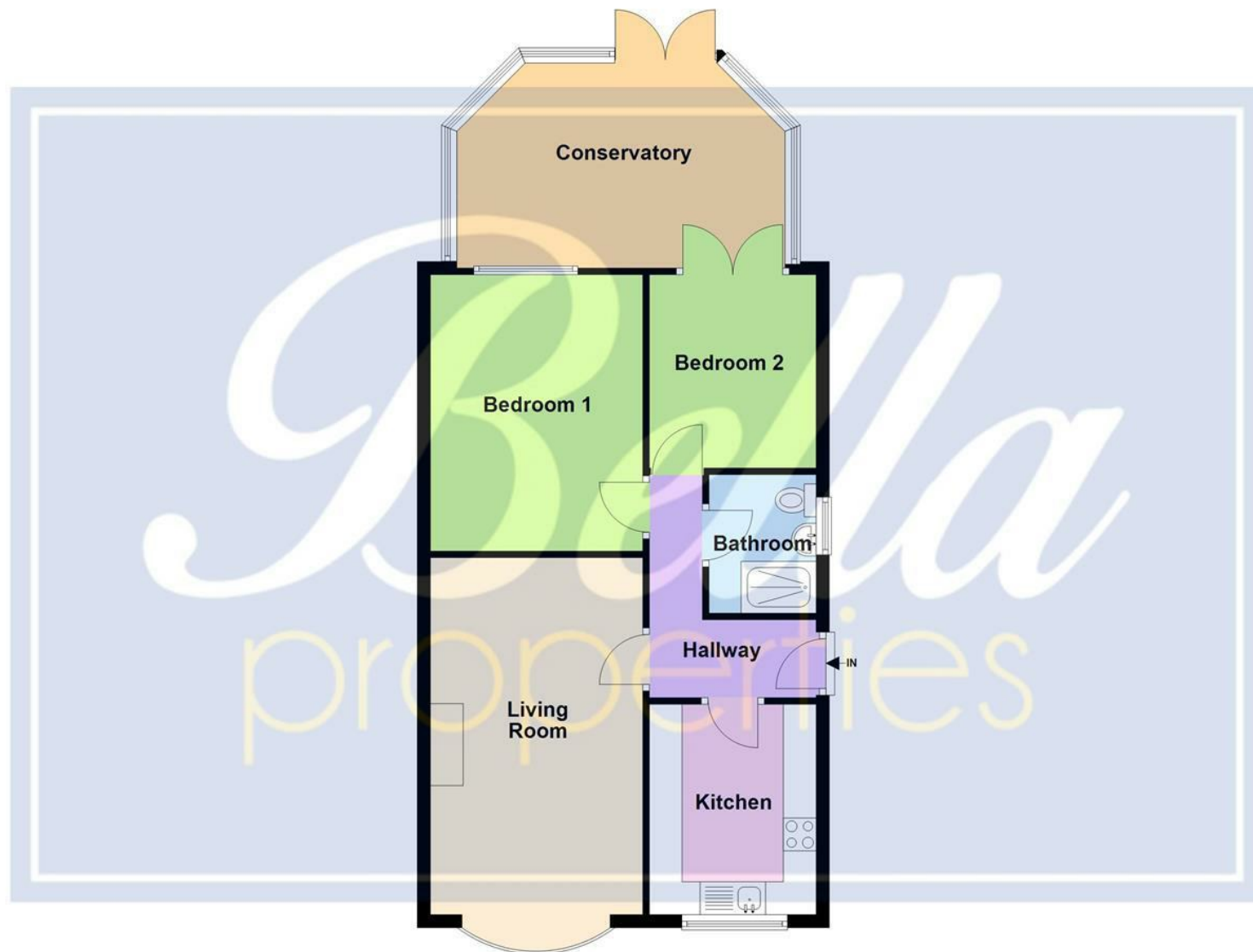








## Ground Floor



Total area: approx. 72.9 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		
(81-91) B		
(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		
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