



12 Willowmead Close
Scunthorpe, DN15 8US
£240,000

Bella
properties

FOUR BEDROOM FAMILY HOME! Beautifully presented by the current owners, Bella Properties are delighted to present this four bedroom detached family home located on the cul-de-sac of Willowmead Close, in the always popular Skiddingdale area of Scunthorpe. With so much to offer, this home boasts four great size bedrooms, two bathrooms, a W/C, conservatory and a beautifully presented rear garden, perfect for entertaining.

Situated in a quiet location but close enough to retail parks, good schools, pubs, and transport links to further afield, this home is in a fantastic location and is ready for any lucky buyer ready to move into.

Sure to have widespread appeal, viewings come highly recommend and are now available!



Entrance

Entrance to the property is via the side door into the lounge/diner.

Lounge/Diner 23'3" x 9'4" (7.10 x 2.85)

Wooden flooring throughout with two central heating radiators, electric log burner, spotlights and coving to the ceiling. Internal doors lead into the kitchen, conservatory and carpeted stairs to the first floor. Two uPVC windows face to the front and side.

Conservatory 12'8" x 9'5" (3.88 x 2.89)

Brick built with wooden flooring throughout and uPVC windows and patio doors.

Kitchen 11'6" x 9'7" (3.51 x 2.93)

A variety of base height and wall mounted units with complementary counters and tiled splashback. Integrated sink and drainer, electric oven and hob and fridge/freezer. Wooden flooring throughout with coving to the ceiling, internal door leads to the WC. uPVC window faces to the front with external door to the side.

WC

Two piece sink and toilet with wooden flooring throughout, internal door leads into the utility.

Utility 8'4" x 3'2" (2.56 x 0.99)

Vinyl effect flooring with base height units and counter. Internal door leads to bedroom four.

Bedroom Four 12'6" x 8'4" (3.83 x 2.56)

Carpeted with uPVC window facing to the front of the property.

Landing

Carpeted throughout with central heating radiator and coving to the ceiling. Doors lead into three bedrooms, bathroom and storage cupboard.

Bedroom One 14'1" x 8'5" (4.31 x 2.57)

Carpeted throughout with central heating radiator and built in wardrobes. Internal doors leads into the three piece en-suite bathroom. Coving to the ceiling and uPVC window faces to the rear garden.

En-Suite 4'2" x 7'3" (1.29 x 2.23)

Three piece suite consisting of the toilet, sink with vanity unit and shower, with tiled flooring. uPVC window faces to the rear garden.

Bedroom Two 8'8" x 10'3" (2.66 x 3.13)

Carpeted throughout with coving to the ceiling and central heating radiator. uPVC window faces to the front.

Bedroom Three 8'9" x 8'10" (2.67 x 2.70)

Carpeted throughout with coving to the ceiling and central heating radiator. uPVC window faces to the front.

Bathroom 7'3" x 5'11" (2.23 x 1.82)

Four piece suite consisting of the toilet, sink with vanity unit, shower cubicle and bath with tiled flooring and tiled walls. uPVC window faces to the rear garden.

External

The front of the property offers a paved driveway for multiple cars. The rear garden is beautifully presented and benefits from Astroturf, decking area ideal for seating and entertaining and wooden summerhouse with electrics.

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. 103.4 sq. metres (1113.1 sq. feet)

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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