



10 Fillingham Crescent
Scunthorpe, DN15 8BL
£159,000

Bella
properties

**** BEAUTIFUL DETACHED HOME **** Situated in the popular residential area of Berkeley, Scunthorpe, Bella Properties welcomes to the market this delightful three bedroom detached home located on the quiet cul de sac of Fillingham Crescent. A perfect home for first time buyers or families, this home briefly comprises the entrance hall, living room and kitchen to the ground floor, with the landing, three bedrooms and bathroom to the first floor. Externally, there are well presented gardens to both the front and rear with space for off road parking.

Located in a quiet location but still close to schools, shops, main motorway links and Gallagher Retail Park, this home is in a very handy position!

Viewings are now available on this home and come recommended to fully appreciate!



Hall 4'5" x 3'9" (1.35 x 1.16)

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 15'9" x 11'7" (4.82 x 3.54)

Carpeted with central heating radiator, electric fireplace set on marble and wood effect surround and uPVC bay window faces to the front of the property. Opening leads to the kitchen.

Kitchen 8'5" x 14'6" (2.59 x 4.42)

Wooden flooring with central heating radiator and uPVC window and French doors both face to the rear garden. Base height and wall mounted modern units with integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods.

Landing 8'9" x 6'0" (2.67 x 1.85)

Carpeted with uPVC window facing to the side of the property and internal doors lead to all three bedrooms and bathroom.

Bedroom One 14'0" x 8'0" (4.27 x 2.46)

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

Bedroom Two 10'9" x 8'0" (3.3 x 2.46)

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

Bedroom Three 10'2" x 6'0" (3.12 x 1.85)

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

Bathroom 5'6" x 6'0" (1.68 x 1.85)

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

External

To the front of the property is a gravelled garden with a driveway for off road parking. A gate leads you to the rear of the property to a well presented garden with Astroturf, gravel 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.





Ground Floor



First Floor



Total area: approx. 67.4 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			85
(81-91) B			
(69-80) C			
(55-68) D		72	
(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		EU Directive 2002/91/EC	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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England & Wales		EU Directive 2002/91/EC	