



87 Ennerdale Lane
Scunthorpe, DN16 2RW
Offers Over £430,000

Bella
properties

**** IMMACULATE DETACHED FAMILY HOME! **** Bella Properties are delighted to offer for sale this stunning property boasting the ideal blend of spacious living and a prime location, perfect for growing families. Sold with no forward chain and situated close to sought-after schools, local amenities, and local parks, this property presents a fantastic opportunity for those seeking a convenient and family-friendly lifestyle.

This property boasts two generous reception rooms, with the living room featuring a charming gas stove, the heart of the home is a stunning open plan kitchen, flooded with natural light, thoughtfully designed to incorporate a dedicated dining area, perfect for family meals, and adjacent to the kitchen is a practical utility room, adding further functionality and storage. Upstairs, over two floors, this home comprises five spacious double bedrooms, two of the bedrooms benefit from en-suite facilities, and the four-piece family bathroom is also fitted to a high standard. Externally, the gardens of this property are maintained exceptionally, and this home also boasts a recently installed solar system including solar panels, 2 x 5.12kw battery storage and 1 x 6kw inverter as well as an Ohme home pro car charger 8m cable, external Philips hue lighting system, hub powering ethernet ports throughout the property ensuring direct internet to said points, and CCTV located in the same unit.

This immaculate detached house truly caters to the needs of modern family life, blending space, comfort, and a superb location. Early viewing is highly recommended to fully appreciate all that this outstanding home has to offer!



Hallway 13'10" x 6'9" (4.24 x 2.08)

Entrance to the property is via the front uPVC door and into the hallway. Laminate flooring with coving to the ceiling, central heating radiator and internal oak doors lead to the living room, kitchen/diner and storage cupboard. Carpeted stairs lead to the first floor accommodation.

Living Room 12'7" x 16'6" (3.84 x 5.05)

Carpeted with coving to the ceiling, central heating radiator, Chesney's Beaumont large gas stove set in a large brick surround and uPVC bay window faces to the front of the property.

Kitchen/Diner 9'11" x 24'1" (3.03 x 7.36)

Open plan with the sun room. Laminate flooring with coving to the ceiling, spotlights, two central heating radiators and uPVC window faces to the rear of the property. Base height and wall mounted modern units with quartz worktops, splashbacks and integrated Neff appliances including fridge/freezer, dishwasher, microwave, double oven, five ring gas hob and extractor fan.

Sun Room 12'10" x 11'0" (3.92 x 3.37)

Laminate flooring with spotlights, central heating radiator, apex window and French doors with custom perfect fit blinds.

Utility 9'11" x 5'3" (3.03 x 1.62)

Laminate flooring with coving to the ceiling, central heating radiator and uPVC window faces to the side of the property. Base height and wall mounted units with countertops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods.

W/C 7'5" x 3'3" (2.28 x 1.0)

Laminate flooring with heated towel rail and uPVC window faces to the side of the property. A two piece suite consisting of toilet and sink.

Landing 17'2" x 6'8" (5.25 x 2.05)

Carpeted with coving to the ceiling, central heating radiator and internal doors lead to three of the bedrooms, bathroom and storage cupboard.

Master Bedroom 19'10" x 12'7" (6.07 x 3.84)

Carpeted with coving to the ceiling, two central heating

radiators, fitted wardrobes and uPVC window faces to the front of the property. Internal door leads to the en-suite.

En-Suite 10'2" x 6'9" (3.1 x 2.06)

Tiled flooring with tiled walls, spotlights, heated towel rail and uPVC window faces to the rear of the property. A four piece suite consisting of corner bath, double shower, sink and toilet.

Bedroom Two 9'8" x 11'8" (2.97 x 3.57)

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

Bedroom Three 9'8" x 12'1" (2.97 x 3.7)

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

Bathroom 9'4" x 6'2" (2.86 x 1.88)

Herringbone flooring with part tiled walls, central heating radiator and uPVC window faces to the rear of the property. A four piece suite consisting of bathtub, corner shower, toilet and sink.

Bedroom Four 14'4" x 12'9" (4.37 x 3.89)

Carpeted with central heating radiator and two Velux windows face to the rear.

Bedroom Five 13'1" x 14'4" (4.01 x 4.37)

Carpeted with central heating radiator and two Velux windows face to the rear. Internal door leads to the en-suite.

En-Suite 5'10" x 6'7" (1.78 x 2.03)

Laminate flooring with central heating radiator and Velux window faces to the rear. A three piece suite consisting of corner shower cubicle, sink and toilet.

External

To the front of the property is a beautifully maintained lawned garden with a block paved driveway for ample off road parking which leads to the entrance of the property and the attached garage which measures 5.14m x 2.94m. Access to the rear is down the side of the property to the rear garden which is south facing and mainly laid to lawn with patio area, perfect for hosting, and a large summerhouse.

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.







Total area: approx. 199.6 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	100	100
(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		
(39-54) E		
(21-38) F		
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