



1 The Steadings
Flixborough, DN15 8XP
£265,000

Bella
properties

Presenting an immaculate detached house for sale! We are pleased to present this exceptional property located in the quiet village of Flixborough Scunthorpe which is a great opportunity for any family.

Immaculately presented throughout by the current owners, this detached house is finished to an great standard, and briefly comprises of the entrance hallway, W/C, living room and spacious kitchen/diner all to the ground floor. Upstairs, you find the landing, three sizeable bedrooms, with the master benefitting from its own en-suite as well as the family bathroom. Externally, there are well presented lawned gardens surrounding the property, with a garage and off road parking.

Viewing's are highly recommended to fully appreciate all that this outstanding family home has to offer!



Hallway 6'3" x 6'5" (1.91 x 1.97)

Entrance to the property is via the front door and into the hallway. Wooden flooring with internal doors leading to the living room, W/C and kitchen/diner. Carpeted stairs lead to the first floor accommodation.

W/C 8'5" x 2'10" (2.59 x 0.88)

Wooden flooring with central heating radiator and uPVC window faces to the front of the property. A two piece suite consisting of toilet and sink.

Living Room 11'11" x 16'3" (3.65 x 4.96)

Wooden flooring with two central heating radiators, open fireplace set on tiled and wood surround, two uPVC windows face to the side of the property and further uPVC window faces to the rear of the property.

Kitchen/Diner 19'6" x 9'10" (5.96 x 3.0)

Tiled flooring with central heating radiator, uPVC windows face to either side of the property and further uPVC window faces to the side of the property. Base height and wall mounted modern units with integrated oven, hob and overhead extractor fan, integrated sink and drainer, integrated dishwasher and washer, and space for fridge/freezer.

Landing 11'11" x 6'1" (3.64 x 1.86)

Carpeted with central heating radiator and Velux window faces to the rear of the property. Internal doors lead to the three bedrooms, bathroom and two storage cupboards.

Master Bedroom 18'9" x 9'10" (5.72 x 3.01)

Carpeted with central heating radiator and uPVC window faces to the side of the property. Internal door leads to the en-suite.

En-Suite 6'3" x 5'5" (1.91 x 1.66)

Vinyl effect tiled flooring with tiled walls, central heating radiator and uPVC window faces to the side of the property. A three piece suite consisting of bathtub, sink and toilet.

Bedroom Two 10'9" x 8'8" (3.29 x 2.65)

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

Bedroom Three 8'5" x 8'8" (2.58 x 2.65)

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

Bathroom 8'5" x 6'1" (2.59 x 1.86)

Vinyl effect tiled flooring with tiled walls, central heating radiator and uPVC window faces to the front of the property. A three piece suite consisting of corner shower, toilet, and sink with vanity unit.

External

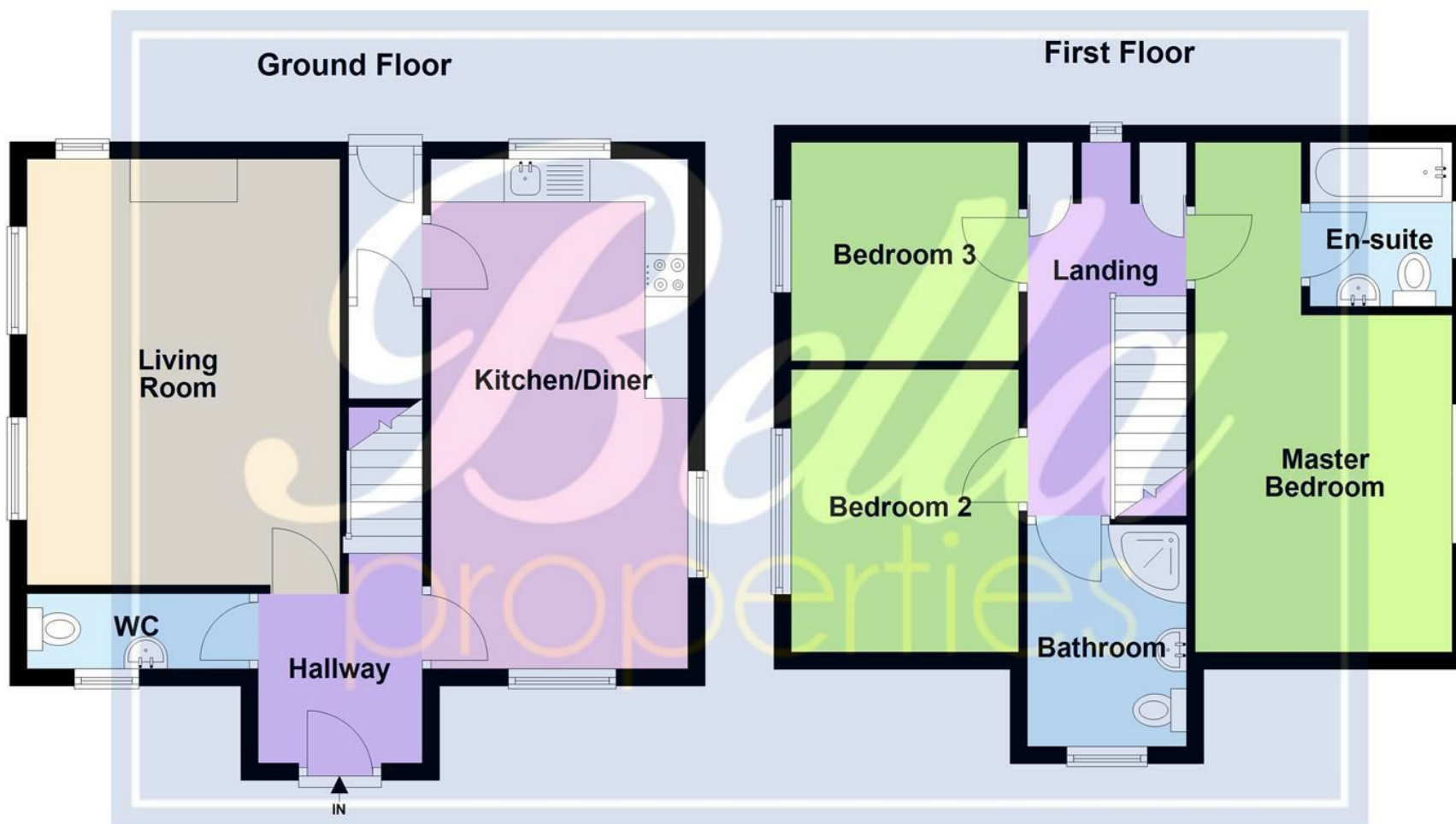
To the front and side of the property are lawned gardens with a further lawned garden to the rear with decking area. The property also comes with a garage and off road parking.

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. 95.7 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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		