



**14 The Fairways, Scunthorpe
Lincolnshire DN15 7EF
£500 Per Month**

New to the market with Bella Properties is this deceptively spacious one bedroom first floor flat, located on The Fairways.

The property comprises of the hallway, living room, kitchen, bedroom and bathroom. Externally, there is a tiled garden to the rear, with two private parking spaces to the front.

Located in the always popular Berkeley area of Scunthorpe, within an excellent proximity to transport links and Gallagher Retail Park.



Hall 11'7" x 2'9" (3.54 x 0.86)
Includes storage with internal doors leading to the living room, bedroom, bathroom and kitchen.

Living Room 16'11" x 12'7" (5.16 x 3.85)
Entrance from the hall, carpeted with central heating radiator and electric feature fireplace. uPVC window and Juliet balcony faces to the front.

Kitchen 6'9" x 10'6" (2.07 x 3.21)
Entrance from the hall, laminate effect flooring with central heating radiator and uPVC window facing to the rear of the property. Base height and wall mounted units with complimentary counters and tiled splashbacks. Integrated sink and drainer with space and plumbing for white goods.

Bedroom 13'8" x 8'1" (4.17 x 2.48)
Entrance from the hall, carpeted with central heating radiator and uPVC window facing to the rear of the property.

Bathroom 10'6" x 4'5" (3.21 x 1.37)
Entrance from the hall, wooden flooring with tiled walls, central heating radiator and uPVC window facing to the rear. A three piece suite consisting of shower cubicle, sink and toilet.

External
To the front of the property are two private parking spaces. To the rear is a tiled back yard.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	73	75			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

