



**17 Bonby Grove
Scunthorpe, DN17 2LU
£145,000**

Bella
properties

Presenting an immaculate extended semi detached home, ideal for first-time buyers and families. Offered with no onward chain, this delightful property briefly comprises of the entrance hallway, living room, spacious lounge/diner, W/C, utility and kitchen all to the ground floor. To the first floor you will find the landing, three bedrooms with two benefitting from built in wardrobes, and the three piece bathroom. Externally, the property benefits from well maintained gardens with a lawned garden to the front with a driveway for off road parking, with a garden to the rear benefitting from Astro turf.

This property enjoys a prime location with excellent public transport links, and a wealth of local amenities including schools, shops and pubs/restaurants.

Arrange a viewing today to fully appreciate the quality and potential this property offers!



Hallway 6'11" x 10'5" (2.11 x 3.18)

Entrance to the property is via the side uPVC door and into the hallway. Laminate effect wood flooring with coving to the ceiling, central heating radiator and internal doors lead to the living room and lounge/diner. Carpeted stairs lead to the first floor accommodation.

Living Room 15'4" x 10'5" (4.68 x 3.19)

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

Lounge/Diner 22'4" x 10'0" (6.83 x 3.07)

Wooden flooring with coving to the ceiling, two central heating radiators and uPVC window faces to the front of the property.

Kitchen 13'0" x 13'11" (3.97 x 4.25)

Wooden flooring with coving to the ceiling, spotlights and uPVC windows face to the rear and side of the property. A variety of base height and wall mounted units with wooden countertops, tiled splashbacks, integrated oven, grill, hob and overhead extractor fan, integrated stainless steel sink and drainer and space and plumbing for white goods.

Utility 4'9" x 5'5" (1.47 x 1.66)

Tiled flooring with central heating radiator and uPVC window and door faces to the side of the property. Sliding door leads to the W/C. Space and plumbing for white goods.

W/C 4'9" x 3'10" (1.47 x 1.18)

A two piece suite consisting of toilet and sink. uPVC window faces to the side of the property.

Landing 6'11" x 7'9" (2.12 x 2.38)

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

Bedroom One 10'7" x 15'3" (3.24 x 4.67)

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

Bedroom Two 12'3" x 9'10" (3.74 x 3.01)

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

Bedroom Three 9'11" x 6'11" (3.04 x 2.12)

Vinyl effect wood flooring with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property.

Bathroom 6'11" x 5'4" (2.11 x 1.65)

Tiled flooring with tiled walls, central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of bath with overhead shower, sink and toilet.

External

To the front of the property is a well presented lawned garden with a driveway for off road parking. The rear garden benefits from low maintenance AstroTurf.

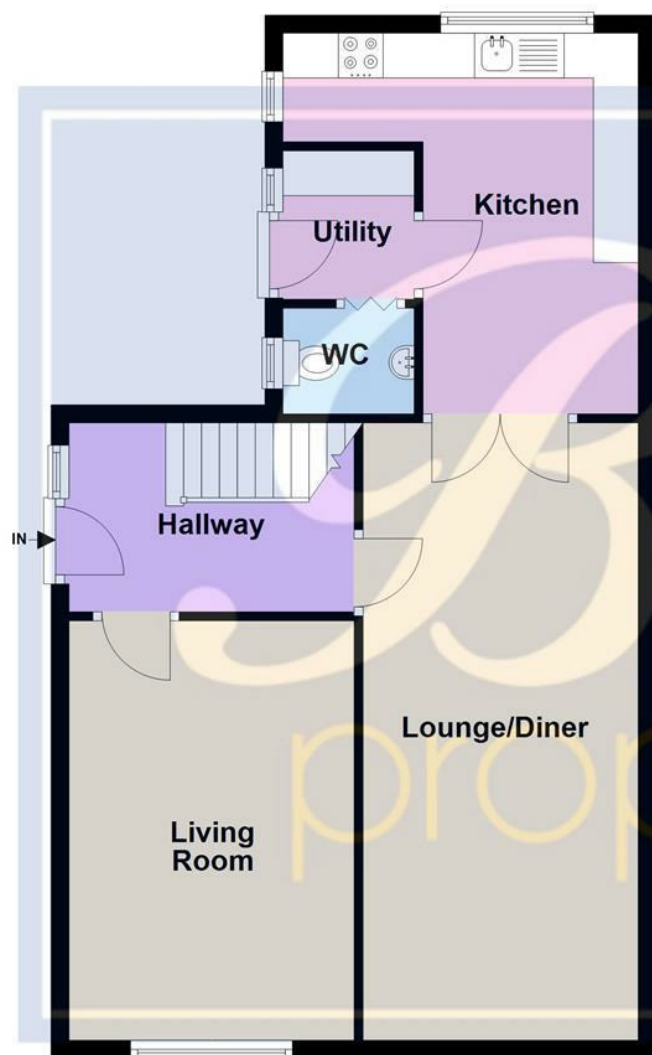
Disclaimer

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Ground Floor



First Floor



Total area: approx. 104.6 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		87
(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		76
(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