



33 Wordsworth Road  
Scunthorpe, DN17 1RY  
£190,000

*Bella*  
properties

**This charming, detached bungalow is on the market and ready to become the perfect home for families or couples! Deceptively spacious, this home briefly comprises the kitchen, spacious lounge/dining room, conservatory, the inner hallway, three good size bedrooms with the master benefitting from built in wardrobes, and a four piece bathroom suite. Externally, the front garden is beautifully presented with established shrubs, a driveway for off street parking, attached garage and a low maintenance rear garden.**

**This home is nestled in a location with excellent public transport links and local amenities, making day-to-day life and commuting a breeze.**

**In summary, this home with its generous spaces, practical layout, and convenient location make it a desirable choice. Viewings are now available by appointment only.**



**Kitchen** 13'11" x 9'7" (4.25 x 2.93)

Entrance to the property is via the side door and into the kitchen. Vinyl effect wood flooring with central heating radiator and uPVC window facing to the side of the property. Base height and wall mounted wooden units with countertops and tiled splashbacks. Integrated sink and drainer and space and plumbing for white goods.

**Lounge/Diner** 22'7" x 20'1" (6.9 x 6.14)

Carpeted with coving to the ceiling, central heating radiator and gas fireplace. uPVC windows face to the front and side of the property.

**Hallway** 15'10" x 6'11" (4.85 x 2.12)

Carpeted with central heating radiator and internal doors leading to the lounge/diner, kitchen, conservatory, three bedrooms, bathroom and storage cupboard measuring 1.6m x 1.23m.

**Conservatory** 11'3" x 14'8" (3.43 x 4.49)

Carpeted with window and door to the front of the property.

**Bedroom One** 13'8" x 11'11" (4.18 x 3.65)

Carpeted with central heating radiator, built in storage and uPVC window facing to the rear of the property.

**Bedroom Two** 13'9" x 8'11" (4.2 x 2.74)

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

**Bedroom Three**

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

**Bathroom** 6'7" x 9'7" (2.03 x 2.93)

Vinyl effect tiled flooring with part tiled walls, central heating radiator and uPVC window facing to the side of the property. A four piece suite consisting of bathtub, corner shower, toilet and sink.

**External**

To the front of the property is a beautifully presented garden with gravelled areas and established shrubs, and a driveway offering off street parking. The driveway leads to the attached garage which measures 5.37m x 2.92m and rear garden. The rear garden is low maintenance with patio slabs and a greenhouse.

**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.





# Floor Plan



Total area: approx. 134.1 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                                                     |  |                         | 82        |           |
| (81-91) B                                                       |  |                         |           |           |
| (69-80) C                                                       |  |                         |           |           |
| (55-68) D                                                       |  | 65                      |           |           |
| (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 <sub>2</sub> ) Rating                  |  |                         |           |           |
| Current                                                         |  |                         |           | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |           |