



**33 Wordsworth Road, Scunthorpe
DN17 1RY
£180,000**

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.

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