



9 Wood View
Scunthorpe, DN17 3UG
£249,950

Bella
properties

**** NO CHAIN **** In the always sought after village of Messingham, Bella Properties presents to the market this deceptively spacious three bedroom detached bungalow. Ideally suited for couples or small families, this home is ready to make your own and briefly comprises the entrance hallway, living room, kitchen, W/C, three bedrooms and bathroom. Externally, there are low maintenance gardens to the front and rear of the property, with a driveway for off road parking and a detached garage.

Located on a quiet cul-de-sac, but still close to local amenities including shops, restaurants and transport links, this bungalow is sure to have widespread appeal. Viewings are available straight away by appointment only.



Hallway**14'7" x 14'9" (4.46 x 4.51)**

Entrance to the property is via the front door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and internal doors lead to the living room, kitchen, three bedrooms, W/C, bathroom and storage cupboard.

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.

Living Room**16'9" x 11'9" (5.12 x 3.6)**

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

Kitchen**9'8" x 11'7" (2.96 x 3.55)**

Vinyl effect tiled flooring with central heating radiator, spotlights, uPVC window faces to the rear of the property and external door gives access to the side of the property. A variety of base height and wall mounted units with complimentary countertops, splashbacks, integrated oven, grill and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods.

W/C**5'2" x 2'11" (1.58 x 0.89)**

A two piece suite consisting of toilet and sink.

Bedroom One**13'3" x 11'9" (4.05 x 3.6)**

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

Bedroom Two**11'4" x 9'4" (3.47 x 2.87)**

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

Bedroom Three**9'9" x 10'7" (2.99 x 3.25)**

Carpeted with coving to the ceiling, central heating radiator and uPVC French doors lead to the rear garden.

Bathrom**6'1" x 8'9" (1.86 x 2.67)**

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

External

To the front of the property is a gravelled garden with shrubs, and a driveway to the side of the property leading to the detached, brick built garage and rear garden. The rear garden is low maintenance with views of open fields.

Disclaimer





Floor Plan



Total area: approx. 81.2 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	
(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	
(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		