



28 Staniwell Rise
Scunthorpe, DN17 1TF
£285,000

Bella
properties

**** HUGE AMOUNT OF LIVING SPACE ****

This beautiful FOUR bedroom DETACHED house is brought to the market for sale, located on Staniwell Rise Scunthorpe. This property will certainly have widespread appeal to families, growing families and many more! with so many added benefits of FOUR reception rooms, downstairs WC, conservatory, four good sized bedrooms, attached garage with a driveway for many vehicles.

Close to many local, schools, shops, colleges, doctors, transport links and many more! Viewings come highly recommended now to appreciate this lovely home!

This home briefly comprises of the entrance hallway, living room, reception room, sitting room, dining room, kitchen, rear lobby, WC, conservatory and attached garage on the ground floor, landing, further four bedrooms and three piece bathroom on the first floor. To the front is a paved driveway, trees, shrubs and two wooden gates. To the rear offers a private garden with a patio area for socialising, storage shed, trees and shrubs.



Entrance Hallway

Entrance to the property is via the front door into the hall, carpeted and coving to ceiling. Internal doors lead into the sitting room, kitchen and stairs to accommodate the first floor.

Living Room 16'6" x 10'11" (5.03 x 3.33)

uPVC window to front aspect, carpeted, radiator, featured surround fireplace with electric fire and coving to ceiling. Internal doors open into the reception rooms.

Reception Room 8'11" x 6'10" (2.73 x 2.09)

uPVC window to rear aspect, carpeted, radiator and coving to ceiling. Internal door leads into the kitchen and open into the dining room.

Sitting Room 12'9" x 7'10" (3.89 x 2.41)

uPVC bay window to front aspect, carpeted, radiator and coving to ceiling.

Dining Room 10'4" x 7'3" (3.17 x 2.23)

Wooden flooring and coving to ceiling. Internal door leads into the garage and sliding patio doors into the conservatory.

Kitchen 9'6" x 11'1" (2.90 x 3.40)

uPVC window to rear aspect and laminate flooring. A variety of base height and wall mounted units with complementary counters and tiled splashback. Integrated sink and drainer, oven, gas hob and extractor fan with space for plumbing and additional white goods. Internal door leads into the storage cupboard, rear lobby, hallway and reception room.

Rear Lobby 6'3" x 4'10" (1.93 x 1.49)

Access from the kitchen, laminate flooring, built in storage cupboard and coving to ceiling. Internal door leads into the WC and external door to the side.

WC 4'10" x 2'11" (1.49 x 0.89)

uPVC window to rear aspect, one piece suite consisting of the toilet.

Conservatory 12'9" x 8'5" (3.90 x 2.58)

uPVC windows and patio door too the side, carpeted and internal access from the dining room.

Landing

Carpeted with all doors leading into four bedrooms and three piece bathroom.

Bedroom One 13'5" x 10'8" (4.09 x 3.27)

uPVC window to front aspect, carpeted, radiator, built in storage wardrobes and coving to ceiling.

Bedroom Two 12'8" x 11'0" (3.87 x 3.37)

uPVC window to front aspect, carpeted, radiator, built in storage cupboard and coving to ceiling.

Bedroom Three 9'11" x 10'11" (3.03 x 3.35)

uPVC window to side aspect, carpeted, radiator and coving to ceiling.

Bedroom Four 6'2" x 8'9" (1.89 x 2.68)

uPVC window to rear aspect, carpeted, radiator and coving to ceiling.

Bathroom 10'7" x 5'4" (3.25 x 1.63)

uPVC window to side aspect, radiator, towel wall radiator and coving to ceiling. Three piece suite consisting of the toilet, sink basin with vanity unit and bathtub.

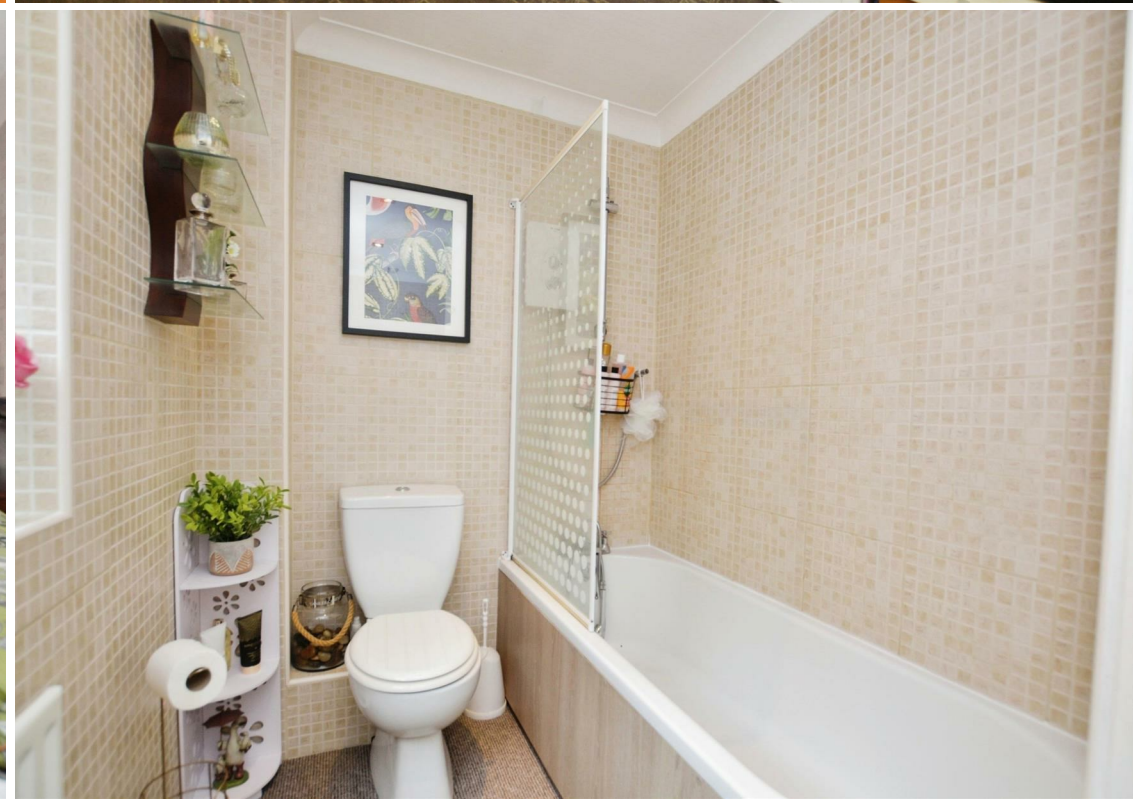
External

To the front is a paved driveway for 3 vehicle's, trees, shrubs and two wooden gates. To the rear offers a private garden with a patio area for socialising, storage shed, trees and shrubs.

Garage 19'4" x 7'3" (5.90 x 2.23)

Attached garage with internal access from the dining room and open doors to the front of the property.

Disclaimer





Ground Floor

Approx. 88.3 sq. metres



First Floor

Approx. 56.4 sq. metres



Total area: approx. 144.7 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 | | 79 |
| (69-80) C | | |
| (55-68) D | | 66 |
| (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 |