



38 Weymouth Crescent  
Scunthorpe, DN17 1TX  
£295,000

*Bella*  
properties



**Bella Properties welcomes to the market this immaculate, four bedroom detached home that is perfectly suited for growing families. Set on a great size plot with well proportioned rooms throughout, this home benefits from an open plan living and dining space, downstairs W/C, four comfortable bedrooms, two with fitted wardrobes, an integral garage and a well-fitted four piece bathroom suite. Additionally, this home benefits from many updates including a new roof, damp proof course, boiler and double glazing. Externally, this home boasts well presented gardens to both the front and rear, and off street parking on the block paved driveway.**

**Close to local amenities including schools, shops, restaurants and transport links to further appeal, this home is in a prime position. Viewings are now available and come highly recommended to appreciate this stunning property!**



**Hallway** 10'2" x 10'0" (3.12 x 3.06)

Entrance to the property is via the front uPVC door and into the hallway. Laminate flooring with coving to the ceiling, central heating radiator and internal doors lead to the dining room and W/C. Stairs lead to the first floor accommodation.

**W/C** 2'7" x 5'4" (0.79 x 1.65)

Tiled flooring with central heating radiator and uPVC window faces to the front of the property. A two piece suite consisting of toilet and sink.

**Living Room** 12'5" x 21'10" (3.81 x 6.68)

Open plan with the dining room, laminate flooring with two central heating radiators, gas feature log burner on marble and brick effect surround and dual uPVC bay windows face to both sides of the property.

**Dining Room** 11'4" x 10'2" (3.46 x 3.10)

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

**Kitchen** 17'6" x 9'4" (5.35 x 2.87)

Tiled flooring with coving to the ceiling, spotlights, central heating radiator and uPVC window faces to the rear of the property. Base height and wall mounted units with complimentary countertops and splashbacks, integrated dishwasher, integrated fridge/freezer and dual fuel range cooker. External door leads to the side of the property.

**Landing** 13'8" x 11'3" (4.18 x 3.45)

Laminate flooring with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property. Internal doors lead to all four bedrooms and family bathroom.

**Bedroom One** 10'4" x 12'11" (3.15 x 3.94)

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

**Bedroom Two** 15'3" x 9'6" (4.66 x 2.91)

Carpeted with coving to the ceiling, central heating radiator, built in wardrobes and uPVC windows face to the front and side of the property.

**Bedroom Three** 11'1" x 11'8" (3.38 x 3.56)

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

**Bedroom Four** 7'10" x 11'3" (2.39 x 3.45)

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

**Bathroom** 11'2" x 9'1" (3.42 x 2.77)

Tiled flooring with tiled walls, spotlights, central heating radiator, heated towel rail and uPVC windows face to the rear and side of the property. A four piece suite consisting of bathtub, sink, toilet and walk in shower with rainforest shower.

**External**

To the front of the property is a block paved driveway for off road parking which leads to the entrance of the property and the integral garage which measures 2.87m x 5.51m with plumbing for white goods. To the side of the property is a lawned, wrap around garden with established shrubs, with a well presented lawned garden to the rear.

**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.

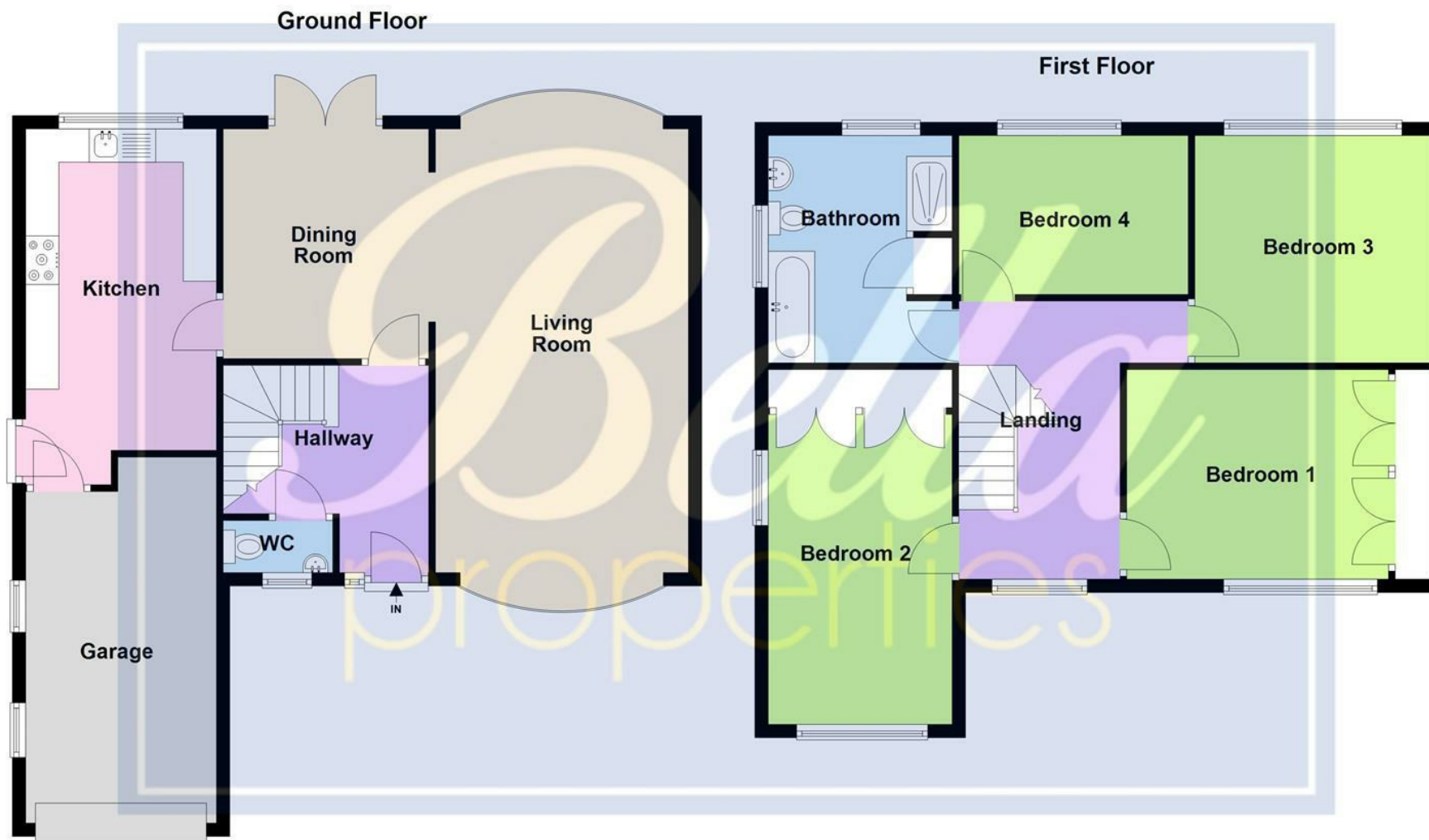












Total area: approx. 151.3 sq. metres

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 <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		
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