



28 Ville Road
Scunthorpe, DN16 2NW
£150,000

Bella
properties

Bella Properties welcomes to the market this deceptively spacious three bedroom semi detached home located on Ville Road, in the always popular residential Ashby area of Scunthorpe. Internally, the property boasts a spacious living room, a kitchen with separate utility and a W/C all found on the ground floor. To the first floor, the landing serves the three bedrooms and three piece bathroom. Externally, there is off road parking to the front of the property, and an extremely generously sized lawned garden to the rear with two garages.

Ideal for a family, this property is located close to many amenities and within easy reach of the facilities of Ashby High Street. Viewings are now available by appointment only. Contact us today!



Hall 3'8" x 3'2" (1.14 x 0.99)

Entrance to the property is via the front door and into the hall. Internal door leads to the living room, stairs lead to the first floor accommodation.

Living Room 23'11" x 15'11" (7.31 x 4.87)

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

Kitchen 15'8" x 15'11" (4.79 x 4.87)

Tiled flooring with central heating radiator and uPVC window and door faces to the rear of the property. Ample base height and wall mounted units with complimentary countertops, tiled splashbacks and integrated appliances.

Utility 7'5" x 3'10" (2.28 x 1.19)

Countertop with space and plumbing for white goods.

W/C 7'5" x 3'11" (2.28 x 1.2)

Downstairs W/C.

Landing 18'0" x 6'0" (5.51 x 1.83)

Carpeted with internal doors leading to the three bedrooms and bathroom.

Bedroom One 11'10" x 11'4" (3.62 x 3.46)

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

Bedroom Two 11'8" x 9'7" (3.56 x 2.94)

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

Bedroom Three 10'1" x 5'11" (3.09 x 1.81)

Carpeted with central heating radiator and uPVC window faces to the side of the property.

Bathroom 5'6" x 6'0" (1.7 x 1.83)

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

External

To the front of the property is a driveway for off road parking, which leads down the side of the property to the rear

garden. The rear garden is extremely generous in size and mainly laid to lawn with shrubs, two sheds, greenhouse and pond.

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.





Ground Floor



First Floor



Total area: approx. 101.0 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 <small>EU Directive 2002/91/EC</small>		
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		
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