



**40 Conference Court  
Scunthorpe, DN16 3SZ  
£187,500**

*Bella*  
properties

**Bella Properties are delighted to bring to the market for sale this two bedroom semi detached bungalow in the popular Bottesford area of Scunthorpe. Located on a quiet cul de sac, this property is close to many local shops, supermarkets, restaurants and transport links.**

**Perfect for couples or sole occupants, this home is beautifully presented by the current owners and ready to move straight into! Viewings are available now and come highly recommended.**

**The property briefly consists of a hallway, living room, kitchen, conservatory, two bedrooms and bathroom on the ground floor. Externally, the property has a driveway with off-road parking with a detached garage, to the rear is a lawned garden which is fully enclosed throughout.**



### **Entrance**

Entrance to the property is via the side door into the kitchen.

### **Kitchen** 14'0" x 8'5" (4.28 x 2.58)

uPVC window to front aspect, laminate flooring, radiator and coving to ceiling. A variety of base height wall mounted modern units with complementary counters and tiled splashbacks. Integrated sink and drainer, oven, hob, overhead extractor fan and fridge/freezer with space and plumbing for washer. Internal doors lead into the living room.

### **Hall**

Carpeted with Internal doors leading into the living room, kitchen, two bedrooms and bathroom.

### **Living Room** 16'6" x 10'7" (5.05 x 3.25)

uPVC bay window to front aspect, carpeted, radiator, featured surround fireplace with electric fire and coving to ceiling.

### **Bedroom One** 12'11" x 10'8" (3.94 x 3.26)

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

### **Bedroom Two** 7'10" x 8'5" (2.41 x 2.59 )

Carpeted, radiator and coving to ceiling. uPVC doors into the conservatory.

### **Conservatory** 7'8" x 7'7" (2.36 x 2.33)

Carpeted with uPVC windows and doors to the rear.

### **Bathroom** 5'6" x 7'2" (1.69 x 2.20)

uPVC window to side aspect with laminate flooring. Three piece suite consisting of the toilet, sink with vanity unit and shower cubicle.

### **External**

To the front of the property is a gravelled garden with a driveway for off-road parking, leading to the detached, brick-built garage and rear garden. To the rear is a well presented lawned garden with shrubs.

### **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.





# Floor Plan



Total area: approx. 60.0 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   |         | 87                      |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   | 52      |                         |
| (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   |         |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales   |         |                         |
|   |         | EU Directive 2002/91/EC |