



22 Charles Lovell Way  
Scunthorpe, DN17 1YL  
£185,000

*Bella*  
properties

This immaculate detached bungalow is now offered for sale with Bella Properties. Extremely well maintained throughout, this property is ideally suited for couples and briefly comprises the kitchen, inner hallway, spacious living room, two bedrooms, conservatory and four piece bathroom.

Situated on a quiet cul-de-sac, this home is still within convenient access to local amenities including shops, supermarkets, public transport links and everyday services.

With neutral décor throughout making it perfect for a buyer looking for a property to move straight in to with minimal work required, this property needs to be seen to be appreciated. Viewings are available now and come highly recommended!



**Kitchen****12'11" x 9'4" (3.94 x 2.86)**

Entrance to the property is via the side door and into the kitchen. Vinyl effect tiled flooring with spotlights, central heating radiator and uPVC window faces to the side of the property. A mixture of base height and wall mounted units with integrated oven, hob and overhead extractor fan, integrated stainless steel sink and drainer, integrated washer and space for fridge/freezer.

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****15'10" x 12'9" (4.84 x 3.91)**

Laminate effect wood flooring with coving to the ceiling, central heating radiator and gas fireplace set on marble and wood effect surround. uPVC bay window faces to the front of the property.

**Bedroom One****12'9" x 8'2" (3.9 x 2.5)**

Carpeted with coving to the ceiling, central heating radiator and window faces to the conservatory.

**Bedroom Two****10'11" x 9'6" (3.33 x 2.9)**

Laminate effect wood flooring with coving to the ceiling, central heating radiator, built in wardrobes and uPVC French doors lead to the conservatory.

**Conservatory****7'9" x 20'2" (2.38 x 6.15)**

Carpeted with spotlights, central heating radiator and uPVC windows and doors lead to the rear of the property.

**Hall**

Internal doors lead to the two bedrooms, storage cupboard, bathroom and opening leads to the kitchen.

**Bathroom****9'5" x 5'11" (2.88 x 1.82)**

Vinyl effect flooring with spotlights, heated towel rail and uPVC window faces to the side of the property. A four piece suite consisting of bathtub, sink with vanity unit, toilet and corner shower cubicle.

**External**

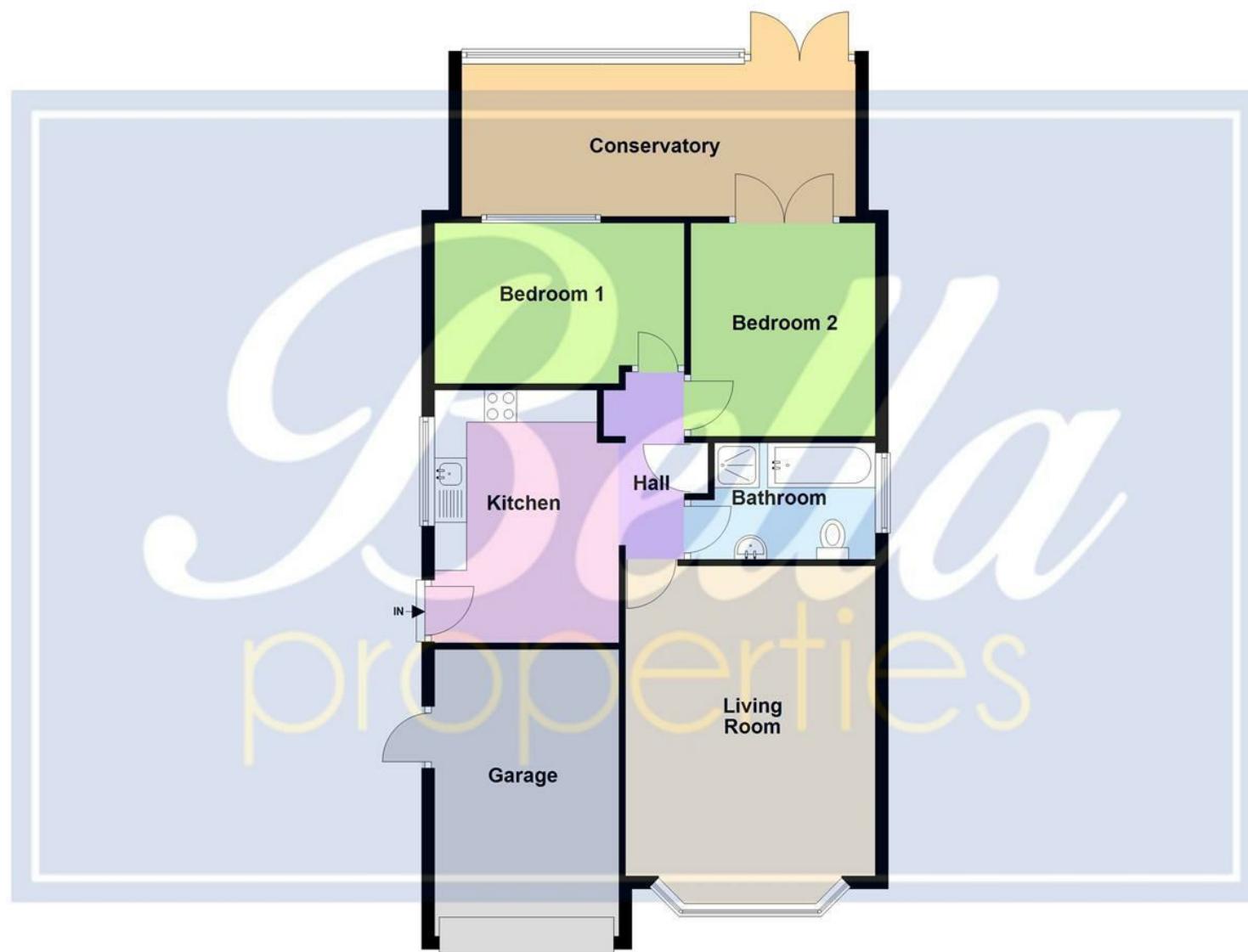
To the front of the property is a driveway for off street parking which leads to the attached garage which measures 2.88m x 4.47m. Access to the rear is down the side of the property to the gravelled garden which is of good size, with a storage shed.

**Disclaimer**





## Floor Plan



Total area: approx. 88.8 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan's 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		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		82
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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EU Directive 2002/91/EC		