



**25 Goodwood
Scunthorpe, DN17 2TP
£185,000**

Bella
properties

Brought to the market by Bella Properties, is this delightful three bedroom, semi detached family home located in the always popular Bottesford area of Scunthorpe. Ideal for a family, this property is modern throughout and beautifully presented by the current owners.

The property itself briefly comprises of the entrance hall, living room, spacious, open plan kitchen/diner and sun room, separate utility room as well as the integrated garage, all to the ground floor. To the first floor is the landing, three sizeable bedrooms and the family bathroom. Externally, there is off road parking to the front of the property and a rear garden with a lawn and patio area.

With its position close to local amenities such as shops, schools and transport links, viewings are available now and come highly recommended to appreciate this lovely home!



Hall

Entrance to the property is via the front door and into the hallway. Vinyl effect tiled flooring with coving to the ceiling, central heating radiator and internal door leads to the living room.

Living Room**15'6" x 11'5" (4.73 x 3.49)**

Vinyl effect flooring with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property. Double doors lead to the kitchen/diner.

Kitchen/Diner**23'6" x 10'7" (7.18 x 3.24)**

Vinyl effect tiled flooring with coving to the ceiling, spotlights, under stairs storage cupboard and uPVC window faces to the rear of the property. Base height and wall mounted cream units with marble countertops, tiled splashbacks, breakfast bar, integrated dishwasher, integrated microwave, integrated sink and drainer and space for free standing oven. Internal door leads to the utility and opening leads to the sun room.

Utility**5'3" x 8'4" (1.62 x 2.55)**

Base height units with countertop, and space and plumbing for white goods.

Sun Room**7'7" x 13'3" (2.33 x 4.05)**

Vinyl effect flooring with spotlights, central heating radiator, Velux window and Bifold doors to the rear garden.

Landing**8'6" x 5'10" (2.61 x 1.79)**

Carpeted with coving to the ceiling and uPVC window faces to the side of the property. Internal doors lead to all three bedrooms and family bathroom.

Bedroom One**13'6" x 8'6" (4.12 x 2.61)**

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

Bedroom Two**12'10" x 8'6" (3.92 x 2.61)**

Vinyl effect wood flooring with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property.

Bedroom Three**9'3" x 5'10" (2.82 x 1.79)**

Vinyl effect wood flooring with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

Bathroom**8'0" x 5'10" (2.44 x 1.79)**

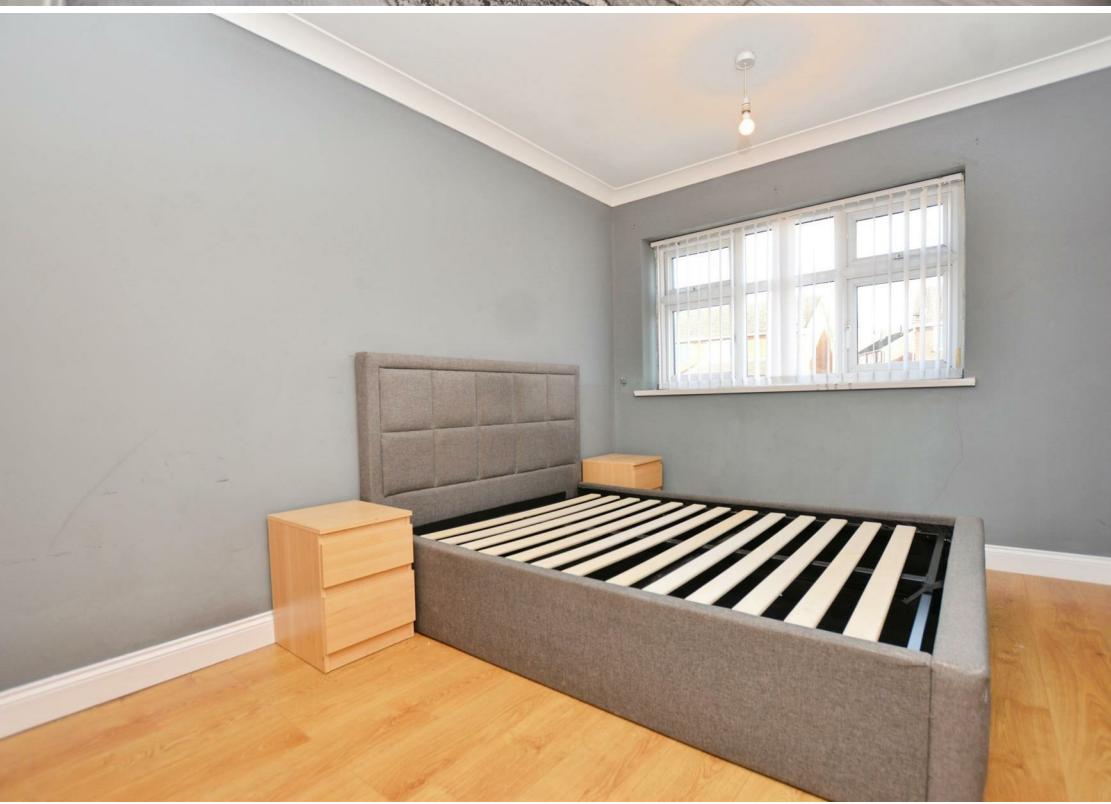
Vinyl effect flooring with coving to the ceiling, heated towel rail and uPVC window faces to the rear of the property. A three piece suite consisting of shower cubicle, sink with vanity unit and toilet.

External

To the front of the property is a driveway for off road parking for multiple vehicles, which leads to the entrance of the property and integral garage which measures 4.27m x 2.55m. The rear garden is mainly laid to lawn with patio seating area.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

Total area: approx. 108.4 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.