



12 Leaburn Road
Scunthorpe, DN17 3SR
£240,000

Bella
properties

Now for sale with Bella Properties is this beautifully presented detached bungalow located on Leaburn Road, in the always popular village of Messingham. Sure to have widespread appeal, especially with couples and families, this home is positioned in an area with convenient access to both public transport links and village amenities.

The bungalow boasts three well-proportioned bedrooms, two reception rooms including a sun room, a detached garage and lovely gardens to both the front and rear. Viewings come highly recommended to appreciate what this stunning home has to offer, and are now available!



Porch 3'8" x 5'4" (1.14 x 1.64)

Entrance to the property is via the double doors and into the porch. Internal door leads to the hallway.

Hallway

Carpeted with coving to the ceiling, central heating radiator and internal doors lead to the lounge, kitchen, storage cupboard and two bedrooms.

Lounge 13'1" x 12'1" (4.0 x 3.7)

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

Kitchen 9'10" x 10'5" (3.0 x 3.19)

Vinyl effect tiles with coving to the ceiling, central heating radiator and uPVC window faces to the side of the property. Base height and wall mounted units with wood countertops and splashbacks, integrated oven, hob and overhead extractor fan, and space and plumbing for white goods.

Sun Room 7'6" x 10'5" (2.3 x 3.19)

Vinyl effect tiles with central heating radiator and uPVC windows and doors face to the rear garden.

Bedroom One 9'4" x 11'9" (2.85 x 3.6)

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

Bedroom Two 9'6" x 7'6" (2.9 x 2.3)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the side of the property. Includes built in storage.

Bedroom Three 6'6" x 6'8" (2.0 x 2.04)

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

Bathroom 8'7" x 5'10" (2.63 x 1.8)

Vinyl tiled flooring with coving to the ceiling, heated towel rail and uPVC window faces to the side of the property. A three piece suite consisting of toilet, sink and bathtub with overhead shower.

External

To the front of the property is a well presented lawned

garden with a block paved driveway to the side of the property for off road parking. The driveway leads to the detached garage and rear garden. The rear garden is of good size and mainly laid to lawn, with decking seating area, summerhouse and shed.

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



Total area: approx. 72.5 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			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 ₂) Rating			
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			
England & Wales		EU Directive 2002/91/EC	