



**19 Old School Lane, North Lincolnshire
DN17 3BD
£220,000**

****THIS PROPERTY COMES WITH NO CHAIN****

Bella Properties brings to the market this four bedroom detached home on Old School Lane in the village of Keadby. Immaculately presented throughout, with four bedrooms and two reception rooms and its convenient location close to a local school, amenities and transport links, this home would be ideal for a family.

The property itself briefly comprises of an entrance porch and hallway, dining room, W/C, utility, kitchen, living room and garage on the ground floor, with landing, all four bedrooms, en-suite and family bathroom on the first floor. Externally, the property benefits from a garden and a driveway with off road parking to the front of the property, to the rear you will find an enclosed garden with artificial grass, and two sheds for storage.

Viewings are available now and come highly recommended to appreciate this lovely, family home.



Hallway

Entrance to the property is via the front door into the porch which leads to the hallway. Doors lead to the garage, dining room, W/C, kitchen and living room with stairs leading to the first floor.

Dining Room

12'3" x 8'11" (3.74 x 2.74)

Entrance from the hallway, fitted wood effect laminate flooring throughout with coving to the ceiling and central heating radiator. uPVC bay window faces to the front of the property.

W/C

6'11" x 3'8" (2.11 x 1.14)

Entrance from the hallway, wooden flooring throughout with central heating radiator. A two piece suite consisting of toilet and sink with vanity unit. uPVC window facing to the side of the property.

Kitchen

11'6" x 10'7" (3.51 x 3.23)

Entrance from the hallway, fitted vinyl flooring throughout with fully tiled walls. A variety of base height and wall mounted units with complimentary counters. Integrated oven with gas hob, integrated sink and drainer, space for fridge and dishwasher, central heating radiator and uPVC window facing to the rear of the property. Includes separate utility room which measures 2.11m x 1.14m.

Living Room

15'3" x 10'8" (4.67 x 3.26)

Entrance from the hallway, Fitted wood effect laminate flooring throughout with coving to the ceiling. Central heating radiator, feature electric fireplace with marble effect surround, with double uPVC sliding doors leading to the rear garden.

Landing

Fully carpeted throughout with uPVC window facing to the side of the property. Doors lead to all four bedrooms and family bathroom.

Bedroom One

11'10" x 9'4" (3.63 x 2.86)

Entrance from the landing, Fitted wood effect laminate flooring throughout with coving to the ceiling. Central heating radiator and uPVC window facing to the rear of the property. Door leads to en-suite.

En-Suite

5'6" x 5'5" (1.68 x 1.67)

Entrance from the master bedroom, a three piece suite consisting of toilet, sink with vanity unit and shower enclosure. uPVC window facing to the side of the property.

Bedroom Two

11'10" x 8'6" (3.63 x 2.61)

Entrance from the landing, Fitted wood effect laminate flooring throughout with coving to the ceiling. Central heating radiator and uPVC window facing to the front of the property.

Bedroom Three

9'4" x 7'3" (2.86 x 2.22)

Entrance from the landing, wood effect laminate flooring throughout with coving to the ceiling. Central heating radiator and uPVC window facing to the rear of the property.

Bedroom Four

9'4" x 6'2" (2.86 x 1.89)

Entrance from the landing, fitted wood effect laminate flooring throughout with coving to the ceiling. Central heating radiator and uPVC window facing to the front of the property.

Bathroom

4'9" x 4'5" (1.45 x 1.37)

Entrance from the landing, fitted vinyl flooring throughout with part tiled walls. A three piece suite consisting of toilet, sink and bath with overhead shower. uPVC window faces to the side of the property.

Externally

The front of the property benefits from a driveway with off road parking which leads to the integrated garage which measures 4.86m x 2.65m. The front of the property also benefits from a well maintained lawn. To the rear you will find an well presented garden with artificial grass and gravel. Also includes two shed for storage.

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.

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		
EU Directive 2002/91/EC		

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		
England & Wales		
EU Directive 2002/91/EC		

