

7 Montbretia Drive
Scunthorpe, Lincolnshire DN17 2GD
£409,950

Bella properties

Bella Properties is delighted to bring to the market a fantastic opportunity to purchase this four bedroom detached property in the extremely sought after Bottesford Area of Scunthorpe. Boasting ample living space with two reception rooms, four good sized bedrooms all with built in storage and two bathrooms, this property is ideal for a family looking for plenty of space both inside and out. Located close to good schools, local amenities and transport links, viewings are available immediately and come highly recommended to appreciate this home.

The property itself briefly comprises; welcoming hallway, spacious lounge, dining/sitting room, impressive kitchen/diner, utility area, WC and integral garage on the ground floor. On the second floor, there are four good sized bedrooms, modern en suite and dressing area to the master as well as a spacious family bathroom. Externally there is lawned gardens to the front and rear with ample off road parking leading to the integral double garage.







Hallway
Entrance to the property is via the front door into the entrance hallway. Central heating radiator, coving to the ceiling and doors leading to the lounge, dining room, kitchen/diner and downstairs WC. Stairs lead to the first floor.

Lounge 18'11" x 11'10" (5.77m x 3.63m)
Solid wood flooring throughout with coving to the ceiling, central heating radiator, bay uPVC window to the front of the property and doors leading to the dining room.

Dining Room 10'9" x 10'1" (3.30m x 3.09m)
Solid wood flooring throughout, central heating radiator, coving to the ceiling and double uPVC doors lead out to the rear garden.

Kitchen/Diner 22'2" x 17'5" (6.77m x 5.33m)
A variety of base height and wall mounted white units with complimentary counters. Integrated oven, gas hob, overhead extractor, dishwasher and sink and drainer. Tiled flooring throughout, tiled splashbacks, two central heating radiators, three uPVC windows to the rear of the property and dual aspect uPVC doors lead to the rear garden. Door leads to the utility room.

Utility
Additional counter space and space for white goods. Doors lead to the side of the property and to the integral garage.

WC
A two piece suite consisting of toilet and sink with vanity unit under. Tiled flooring throughout with fully tiled walls.

Landing
Solid wood flooring throughout, coving to the ceiling, doors lead to all four bedrooms and family bathroom.

Bedroom One 17'5" x 14'11" (5.31m x 4.57m)
Carpeted throughout with built in storage, central heating radiator, uPVC window to the front of the property, door leads to the en suite and opening leads to the dressing area.

En Suite
Three piece suite consisting of toilet, sink with vanity unit and walk in shower. Tiled flooring throughout, fully tiled walls, spotlights and uPVC window to the side of the property.

Dressing Area
Carpeted throughout with central heating radiator, built in dressing table and uPVC window to the front of the property.

Bedroom Two 12'6" x 11'10" (3.82m x 3.63m)
Carpeted throughout with coving to the ceiling, central heating radiator, built in storage and uPVC window to the front of the property.

Bedroom Three 11'11" x 11'8" (3.64m x 3.57m)
Carpeted throughout with built in storage, central heating radiator and uPVC window to the rear of the property.

Bedroom Four 14'3" x 9'3" (4.36m x 2.82m)
Carpeted throughout with central heating radiator, built in storage and uPVC window to the rear of the property.

Bathroom 9'6" x 6'2" (2.90m x 1.88m)
Four piece suite consisting of toilet, sink with vanity unit, shower and stand alone bath. Wall mounted heated towel rail, tiled flooring throughout, tiled walls and uPVC window to the rear of the property.

External
To the front of the property is a landscaped, lawned garden with decorative shrub borders and driveway providing off road parking and leading to the integral garage. To the rear is a second mostly lawned garden, fully enclosed with decorative shrub borders and planters and decking area and patio areas for entertaining.

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.



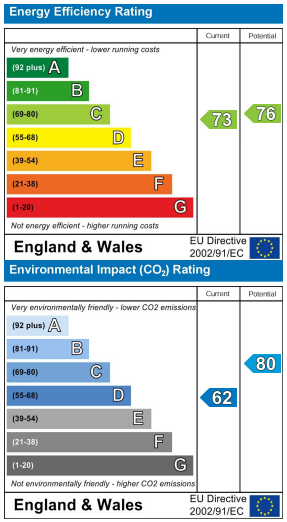












Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independant investigation of the property the determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

21 Dunstall Street, Scunthorpe, DN15 6LD
Tel: 01724 337 697
info@bella-properties.co.uk

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