



24 Elizabeth Close, Scotter  
, Lincolnshire DN21 3TA  
£249,950

*Bella*  
properties

**\*\* NO CHAIN \*\*** Bella Properties offers to the market for sale this beautiful two-bedroom detached bungalow in the always sought after village location of Scotter. Situated on a well looked after close, this home would be ideal for a couple or a sole applicant and is sold with the added benefit of no ongoing chain.

The property itself briefly comprises of an entrance hallway, living room, kitchen, two good sized bedrooms and bathroom. Externally, the front of the property benefits from a driveway offering off-road parking, an integral garage, and a laid to lawn and gravelled rear garden with a summer house.

In a convenient location, close to many local amenities as well as transport links further afield to nearby Scunthorpe, Kirton Lindsey and Gainsborough, viewings are available immediately and come highly recommended!



### Entrance Hallway

Entrance to the property is via the front door and into the hallway. Carpeted throughout with coving to the ceiling and doors leading to storage cupboard, living room, kitchen, two bedrooms and bathroom.

### Living Room 14'8" x 12'11" (4.48 x 3.96)

Carpeted with coving to the ceiling and central heating radiator. Includes feature inset electric fireplace and uPVC bay window facing to the front of the property.

### Kitchen 6'6" x 14'7" (2.00 x 4.45)

A variety of base height and wall mounted units with complementary counters and tiled splashbacks. Integrated sink and drainer, electric hob, electric oven with overhead extractor fan and space for plumbing and white goods. Vinyl effect tiled flooring, coving to the ceiling, spotlights and central heating radiator. Includes storage cupboard, external door and window facing to the rear garden.

### Bedroom One 11'4" x 13'4" (3.47 x 4.07)

Carpeted throughout with coving to the ceiling and central heating radiator. Includes built-in storage wardrobes and uPVC window facing to the rear of the property.

### Bedroom Two 11'2" x 9'8" (3.42 x 2.95)

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

### Bathroom 9'4" x 8'3" (2.85 x 2.52)

Four-piece suite consisting of the toilet, sink, corner bath and shower. Vinyl effect tiled flooring, coving to the ceiling, spotlights and central heating radiator. uPVC window faces to the side.

### External

To the front of the property is a low maintenance gravelled garden with a block paved driveway offering off road parking; the driveway leads to the integral garage. A gate to the side gives access to the rear garden which is laid to lawn with gravelled area, and includes a lovely summer house.

### Disclaimer

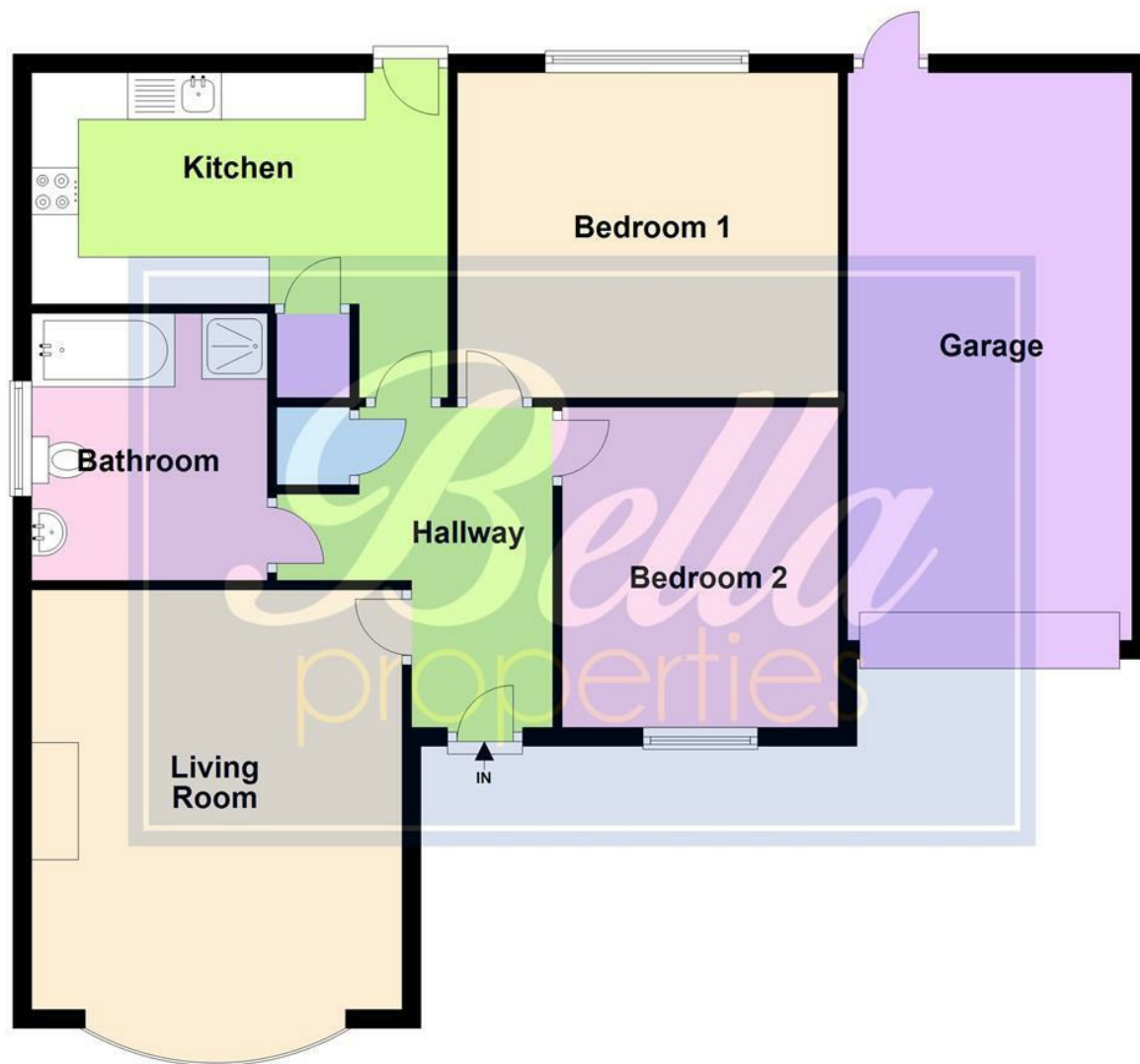
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## Floor Plan



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.

| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) <b>A</b>                                              |         | <b>85</b>               |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not energy efficient - higher running costs                     |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                                              |         | <b>71</b>               |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |