



30 Tee Lane
Scunthorpe, DN15 9ED
£550,000

Bella
properties

Bella Properties are delighted to bring to the market this stunning four bedroom home located in the always sought after village of Burton-upon-Stather. Immaculately presented throughout by the current owner, this home is absolutely ideal for a family with plenty of living space inside and out boasting four bedrooms, three reception rooms as well as a conservatory, an en-suite from the master, a utility off from the kitchen and two additional family bathrooms! Externally the property benefits from ample off road parking to the front, and an generously sized rear garden with gorgeous views of open fields.

Located close to local village amenities including school, shop, doctors surgery and pubs while also being a short drive from nearby Scunthorpe, Winterton and Hull. Viewings are available now and come highly recommended to appreciate this beautiful, family home!



Entrance Hall 7'10" x 13'4" (2.41 x 4.07)

Entrance to the property is via the front door and into the hallway. Herringbone flooring with spotlights and central heating radiator. Internal doors lead to the reception room, dining room, bathroom and living room. Carpeted stairs lead to the first floor accommodation.

Reception Room 12'0" x 10'5" (3.68 x 3.18)

Herringbone flooring with spotlights, central heating radiator and uPVC window faces to the front of the property.

Dining Room 12'0" x 11'7" (3.68 x 3.55)

Open plan with the kitchen. Herringbone flooring with central heating radiator, central island and uPVC window faces to the front of the property.

Kitchen 13'4" x 9'1" (4.07 x 2.77)

Herringbone flooring with spotlights, base height and wall mounted units with countertops, splashbacks and integrated appliances.

Bathroom 13'4" x 8'5" (4.07 x 2.57)

Herringbone flooring with spotlights, central heating radiator and uPVC window faces to the rear of the property. A four piece suite consisting of bathtub, sink, toilet and shower cubicle.

Utility Area 6'0" x 9'3" (1.84 x 2.82)

Herringbone flooring with central heating radiator and built in appliances and storage.

Living Room 20'0" x 18'7" (6.11 x 5.68)

Herringbone flooring with spotlights, three central heating radiators, log burning stove and uPVC windows face to the rear and sides of the property. Opening leads to the conservatory.

Conservatory 10'7" x 8'11" (3.25 x 2.74)

Brick based construction with herringbone flooring, central heating radiator and uPVC windows and doors to the rear garden.

Landing 22'4" x 6'6" (6.82 x 2.0)

Carpeted with spotlights, central heating radiator and Velux window. Internal doors lead to all four bedrooms and family bathroom.

Bedroom One 17'8" x 18'8" (5.39 x 5.69)

Carpeted with spotlights, two central heating radiators, built in wardrobes and dual uPVC windows face to the rear of the property.

En-Suite 8'4" x 6'9" (2.55 x 2.07)

Herringbone flooring with spotlights, central heating radiator and uPVC window faces to the side of the property. A three piece suite consisting of shower cubicle, sink with vanity unit and toilet.

Bedroom Two 11'8" x 12'11" (3.58 x 3.95)

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

Bedroom Three 11'8" x 12'11" (3.58 x 3.95)

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

Bedroom Four 13'10" x 9'0" (4.22 x 2.76)

Carpeted with central heating radiator and uPVC window faces to the side of the property.

Family Bathroom 13'2" x 8'7" (4.02 x 2.64)

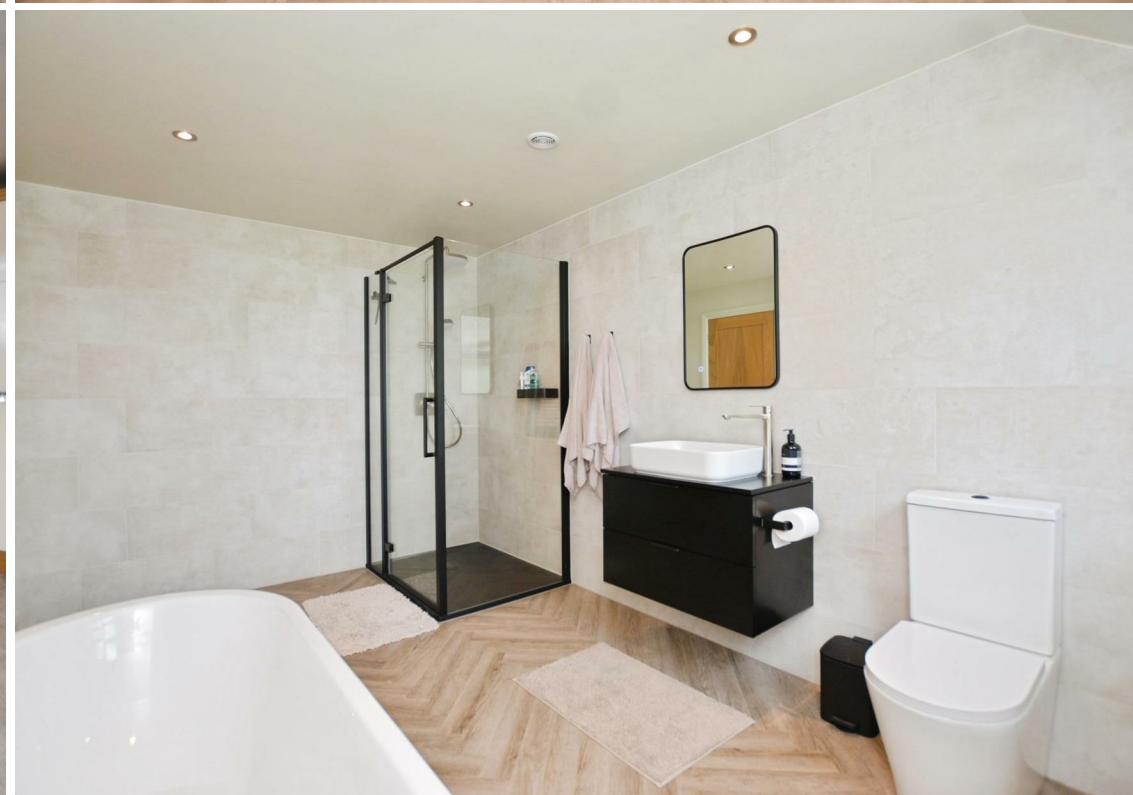
Herringbone flooring with spotlights, central heating radiator and uPVC window faces to the rear of the property. A four piece suite consisting of bathtub, shower cubicle, sink with vanity unit and toilet.

External

To the front of the property is a lawned garden with a large gravelled driveway with off road parking for multiple vehicles. Access to the rear is down both sides of the property to a gravelled seating area, perfect for hosting, with a good sized lawned garden. The rear also benefits from a detached, brick built garage, wooden pergola and brick-built outbuilding.

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. 226.5 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		
(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		
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