



**30 Charles Lovell Way
Scunthorpe, Lincolnshire DN17 1YL
£240,000**

Bella
properties

Bella Properties are delighted to bring to the market for sale this spacious and extended FOUR bedroom detached bungalow. Located in a quiet cul de sac close to transport links and local amenities, this home is well presented throughout with a modern kitchen and bathroom and will have widespread appeal to families and couples who require plenty of space.

Briefly, the property itself comprises of a sun room, open plan kitchen/dining area, lounge, four good sized bedrooms and family bathroom. Externally the property has ample off road parking and private, mostly lawned gardens to the rear with established hedging, borders and shrubs and the property also benefits from 18 solar panels and a heat pump.

Viewings are available immediately and come highly recommended.



Sun Room 11'0".9'0" (3.37.2.76)

Entrance to the property is gained via the sun room. Brick based with uPVC windows and tiled flooring throughout. Door leads to the kitchen/diner.

Kitchen/Diner 28'4" x 9'2" (8.64 x 2.81)

A modern kitchen with both base height and wall mounted units and complimentary counters and splashbacks. Integrated oven, grill, hob, fridge/freezer and space and plumbing for washer and dryer. Dual uPVC windows to the front and side of the property and door leads to the internal hallway. Open plan with the dining area, spotlights and two central heating radiators.

Internal Hallway 7'8" x 21'9" (2.36 x 6.64)

Doors lead to all bedrooms, family bathroom, lounge, kitchen/diner and two storage cupboards.

Living Room 12'9" x 11'11" (3.91 x 3.64)

Wooden flooring with central heating radiator and uPVC bay window faces to the front of the property.

Bedroom One 12'4" x 8'10" (3.77 x 2.71)

Carpeted throughout with central heating radiator, built in storage and uPVC window faces to the rear of the property.

Bedroom Two 9'6" x 9'10" (2.9 x 3.02)

Carpeted throughout with coving to the ceiling, central heating radiator and white uPVC window to the side of the property.

Bedroom Three 8'11" x 9'2" (2.73 x 2.81)

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

Bedroom Four 11'1" x 6'7" (3.4 x 2.02)

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

Bathroom 5'11" x 9'6" (1.81 x 2.90)

A three piece bathroom suite consisting of toilet, sink with vanity unit and bathtub. Fully tiled walls, tiled flooring, spotlights, heated towel rail and white uPVC window to the side of the property.

External

To the front of the property is off road parking for multiple

cars. To the rear is a mostly lawned garden with patio area for entertaining and established, trees plants and shrubs.

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



Total area: approx. 103.1 sq. metres (1109.3 sq. feet)

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		85
(69-80) C		
(55-68) D	68	
(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		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
		EU Directive 2002/91/EC