



**170 Ashby Road  
Scunthorpe, DN16 2AG  
£310,000**

*Bella*  
properties

**We are delighted to present to the market this stunning detached bungalow, a true gem for sale in a highly sought-after location. Set back from the road, this property is ideal for couples or families with generously sized rooms throughout, a four piece bathroom suite, a living room, dining room and conservatory, a loft room and a spacious, modern kitchen with under-floor heating. The property also boasts an open fireplace and log burning stove. Externally, there is plenty of off street parking, a brick built garage, lawned garden to the front of the property and an extremely generous sized lawned garden to the rear with undercover seating area perfect for entertaining and includes owned solar panels!**

**Location-wise, this property is perfectly situated with excellent public transport links, local amenities and nearby parks. In conclusion, this immaculate home is an excellent opportunity for families seeking a beautifully maintained home in a convenient location. We highly recommend scheduling a viewing to fully appreciate what this property has to offer!**



### Hallway

Oak wood flooring with central heating radiator and uPVC window facing to the side of the property. Internal doors lead to the dining room, kitchen, living room, two bedrooms and bathroom. Stairs lead to the loft room.

### Living Room 11'11" x 11'11" (3.64 x 3.65)

Carpeted with coving to the ceiling, spotlights, central heating radiator and open fireplace set on brick and tiled surround. Dual uPVC windows and French doors face to the front of the property.

### Dining Room 11'10" x 8'0" (3.62 x 2.46)

Carpeted with coving to the ceiling, central heating radiator and uPVC window and door face to the front of the property, with further uPVC window facing to the side.

### Kitchen 21'0" x 9'8" (6.42 x 2.96)

Tiled flooring with underfloor heating and uPVC windows face to the front and side of the property. A variety of base height and wall mounted units with wooden countertops, tiled splashbacks and integrated appliances.

### Bedroom One 11'0" x 18'2" (3.36 x 5.56)

Carpeted with central heating radiator and dual aspect uPVC windows face to the side of the property with further uPVC window facing to the rear of the property.

### Bedroom Two 9'11" x 11'4" (3.04 x 3.46)

Carpeted with central heating radiator and uPVC French doors lead to the conservatory.

### Conservatory

Carpeted with log burning stove and uPVC windows and doors face to the rear garden.

### Bathroom 5'3" x 14'4" (1.61 x 4.39)

Laminate effect wood flooring with coving to the ceiling, spotlights, heated towel rail and dual uPVC windows face to the side of the property. A four piece suite consisting of shower cubicle, sink, toilet and bathtub.

### Loft Room 17'0" x 11'1" (5.19 x 3.39)

Carpeted with central heating radiator and Velux window faces to the rear.

### External

Access to the property is via a long driveway to the brick built garage and entrance of the property. To the front of the property is a well presented lawned garden with established shrubs and borders. The rear garden is extremely generous in size and mainly laid to lawn with established shrubs, undercover seating area ideal for entertaining and further decking area.

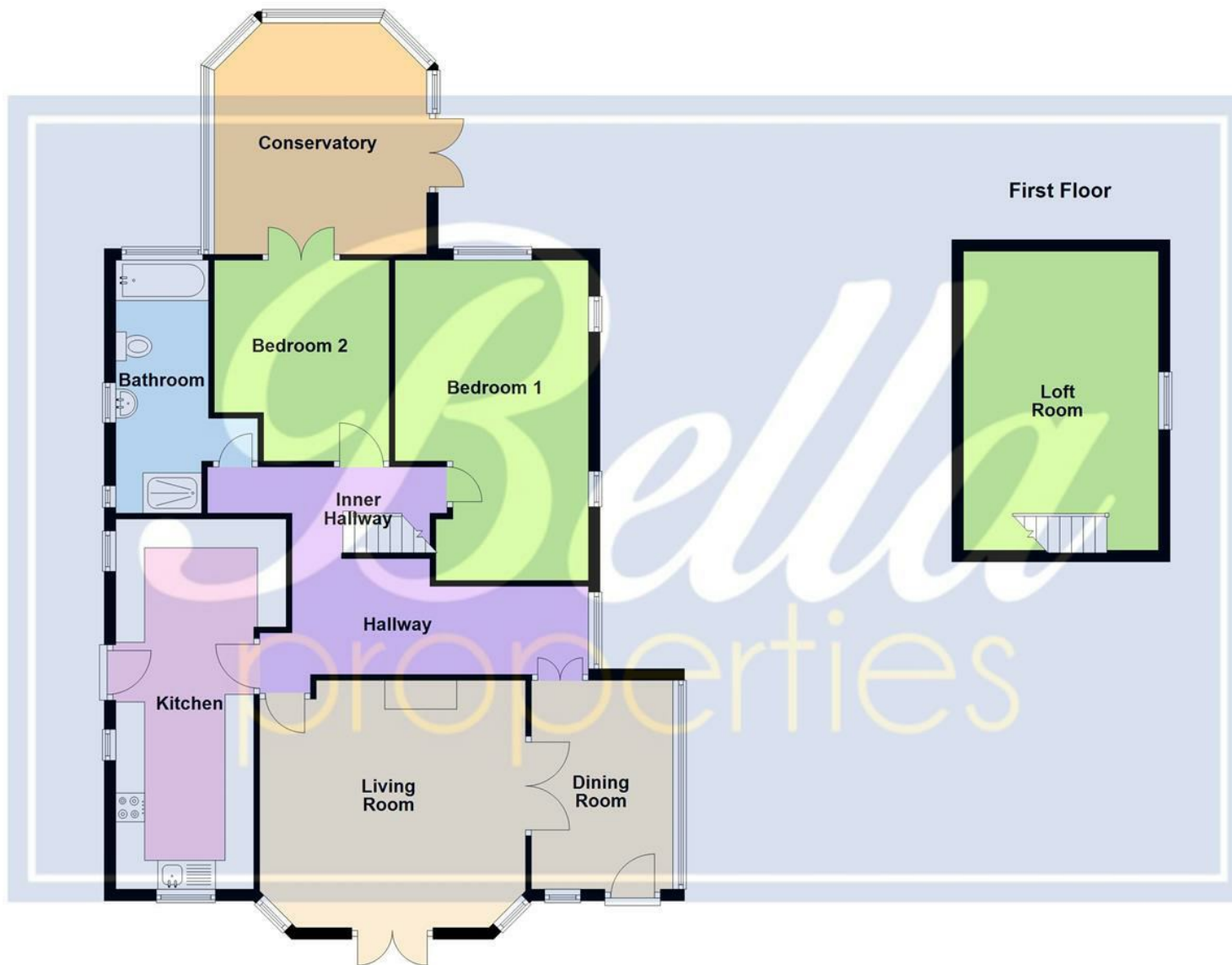
### Disclaimer

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. 129.7 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		85
(81-91) B		
(69-80) C	77	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
		EU Directive 2002/91/EC