



**Jalema Hart Lane**  
**Scunthorpe, DN15 9TZ**  
**£210,000**

*Bella*  
properties

**This beautiful detached home is currently listed for sale through Bella Properties and is ideally suited for families. The property briefly comprises on the ground floor of the entrance hall, lounge/diner, kitchen and integral garage, with the landing, three bedrooms and family bathroom to the first floor. Externally, there is well presented, low maintenance gardens to both the front and rear with space for off road parking.**

**The location of this property is excellent, with convenient access to public transport links, local amenities, nearby parks, and schools. This home is also located close to transport links to further afield Hull, Barton-upon-Humber and Scunthorpe.**

**In summary, this property offers comfortable living spaces, thoughtful design features, and a prime location. Viewings are now available by appointment only.**



**Entrance Hall** 8'10" x 6'2" (2.7 x 1.9)

Entrance to the property is via the front uPVC door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and internal door leads to the lounge/diner. Carpeted stairs lead to the first floor accommodation.

**Lounge/Diner** 11'9" x 19'8" (3.6 x 6.01)

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

**Kitchen** 13'5" x 8'2" (4.1 x 2.5)

Vinyl effect flooring with central heating radiator and uPVC window faces to the rear of the property with external door giving rear access. Base height and wall mounted units with countertops, tiled splashbacks, integrated oven, grill, hob and sink and drainer.

**Landing** 9'7" x 9'6" (2.93 x 2.9)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property. Internal doors lead to all three bedrooms, bathroom and storage cupboard.

**Bedroom One** 11'9" x 13'11" (3.6 x 4.25)

Carpeted with coving to the ceiling, central heating radiator, built in storage and uPVC window faces to the front of the property.

**Bedroom Two** 10'10" x 11'1" (3.31 x 3.4)

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

**Bedroom Three** 6'2" x 11'1" (1.9 x 3.4)

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

**Bathroom** 9'2" x 6'9" (2.8 x 2.07)

Tiled flooring with part tiled walls, heated towel rail and uPVC window faces to the rear and side of the property. A three piece suite consisting of corner shower cubicle, sink with vanity unit and toilet.

**External**

To the front of the property is a well presented lawned garden with established shrubs, with space for off road parking in front of the integral garage which measures 5.03m x 3.31m. The rear garden is low maintenance and consists of patio with established 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.







Total area: approx. 107.1 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		82
(81-91) B		
(69-80) C		69
(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		
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England & Wales		EU Directive 2002/91/EC