



**20 St. Lawrence Place  
Scunthorpe, DN16 1RD  
£115,000**

**Bella**  
properties

**\*\* ATTENTION FIRST TIME BUYERS AND INVESTORS \*\*** Bella Properties welcomes to the market this three bedroom semi detached property located on St Lawrence Place, Scunthorpe. Well presented throughout by the current owner, this home comprises of the entrance hall, living room and spacious kitchen/diner on the ground floor, with the landing to the first floor with handy built in storage, three good size bedrooms and a modern bathroom. Externally, the property comes with a low maintenance garden to the front with space for off road parking, a sizeable rear garden and a garage.

Close to many local amenities, viewings come recommended and are now available. Contact us today!



**Hall****5'10" x 9'10" (1.8 x 3.0)**

Carpeted with coving to the ceiling, central heating radiator and internal doors lead to the living room and dining room. Carpeted stairs lead to the first floor accommodation.

**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.

**Living Room****9'10" x 14'5" (3.0 x 4.4)**

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

**Kitchen/Dining Room****10'2" x 17'0" (3.1 x 5.2)**

Tiled flooring with central heating radiator and uPVC windows and sliding doors lead to the rear garden. A spacious area with plenty of storage with both base height and wall mounted units, complimentary countertops and tiled splashbacks, integrated sink and drainer, overhead extractor fan and space and plumbing for white goods. Plenty of room for dining.

**Landing****9'10" x 5'10" (3.0 x 1.8)**

Carpeted with coving to the ceiling, built in storage and uPVC window faces to the side of the property. Internal doors lead to the three bedrooms and bathroom.

**Bedroom One****12'9" x 10'2" (3.9 x 3.1)**

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

**Bedroom Two****10'9" x 11'9" (3.3 x 3.6)**

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

**Bedroom Three****6'6" x 9'10" (2.0 x 3.0)**

Vinyl effect wood flooring with central heating radiator and uPVC window faces to the front of the property.

**Bathroom****5'2" x 7'6" (1.6 x 2.3)**

Tiled flooring with tiled walls, central heating radiator and uPVC windows face to the rear and side of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

**External**

To the front of the property is a low maintenance garden with space for off road parking. The rear garden is of good size and also low maintenance. Additionally, the property comes with its own garage.







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 to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

Energy Efficiency Rating		
Very energy efficient - lower running costs (92 plus)	A	Current
(81-91)	B	Potential
(69-80)	C	67
(55-68)	D	73
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	Current
(81-91)	B	Potential
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		