



56 St. Johns Road
Scunthorpe, Lincolnshire DN16 2NG
£225,000

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properties

The unique opportunity has arisen to purchase this four bedroom semi detached home located in St Johns Road, Scunthorpe. Having a double storey extension to the rear, the property boasts plenty of multi functional living space inside and out with three reception areas, four bedrooms, covered loft space, off road parking generous enough to accommodate a motorhome and a double length garage with workshop. Located in a cul de sac position while still close to many local amenities, viewings are available immediately and come highly recommended to appreciate all this home has to offer.

The property itself briefly comprises of a hallway, living room, sitting room, dining room, kitchen and WC on the ground floor with landing, four bedrooms and family bathroom on the first floor. Externally there is a low maintenance garden, off road parking, access to the garage and gate leads to the rear garden. To the rear, the garden is mostly lawned with patio area and summer house with further access to the garage and workshop.



Hallway

Entrance into the property is via the front door into the hallway. Coving to the ceiling, central heating radiator and uPVC window to the side of the property. Doors lead to the living room, dining room and WC and carpeted stairs lead to the first floor.

Living Room 16'3" x 11'10" (4.97 x 3.62)

Wooden flooring throughout with coving to the ceiling, central heating radiator, gas fireplace set on marble and tiled surround and uPVC window to the front of the property. Sliding doors lead to the sitting room.

Sitting Room 8'11" x 8'6" (2.74 x 2.61)

Wooden flooring throughout with coving to the ceiling, central heating radiator and uPVC window to the rear of the property.

Dining Room 10'10" x 8'11" (3.31 x 2.74)

Central heating radiator, opening leads to the kitchen and external door leads to the side of the property. Includes built in storage cupboards and counter space with space and plumbing for white goods.

Kitchen 10'9" x 9'0" (3.28 x 2.75)

Open plan with the dining room. A variety of base height and wall mounted units with complimentary counters and splashbacks. Integrated double oven and grill, gas hob, overhead extractor and sink and drainer. uPVC window to the rear of the property.

WC

Two piece white suite consisting of toilet and sink. uPVC window to the side of the property.

Landing

Laminate flooring throughout and doors leading to all four bedrooms and family bathroom. Access to the loft space. Includes built in storage cupboard.

Bedroom One 11'9" x 11'2" (3.60 x 3.42)

Carpeted throughout with coving to the ceiling, central heating radiator, uPVC window to the front of the property and built in wardrobes with sliding mirrored doors.

Bedroom Two 12'0" x 8'11" (3.68 x 2.72)

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

Bedroom Three 8'11" x 7'6" (2.73 x 2.29)

Carpeted throughout with coving to the ceiling and uPVC window to the side of the property. Includes fixed wardrobes.

Bedroom Four 10'3" x 9'0" (3.13 x 2.75)

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

Bathroom

Four piece white suite consisting of toilet, sink with vanity unit under, bidet and bath with shower over. Fully tiled walls, spotlights to the ceiling and uPVC window to the rear of the property.

Loft Space

Accessed via a ladder, carpeted throughout, power with sockets and velux window.

External

To the front of the property is a low maintenance garden with ample off road parking, enough to accommodate a motorhome, leading to the double length brick built detached garage which benefits from plumbing for a washer. Gate leads to the rear garden. To the rear is a fully enclosed garden, mostly lawned with patio area and summer house. Access to the garage and workshop.

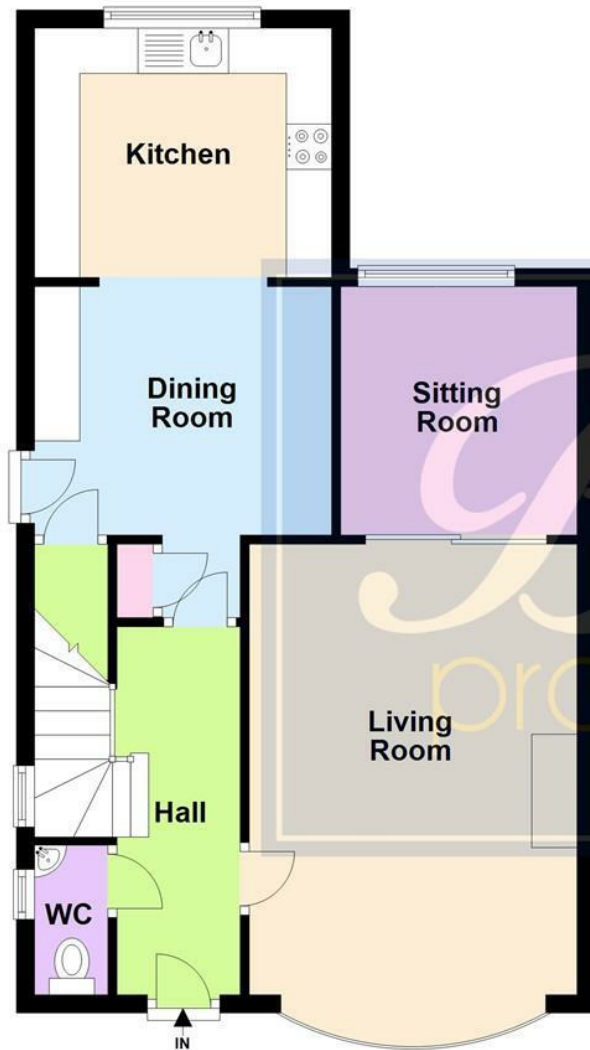
Disclaimer

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Ground Floor



First Floor



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 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		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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