



5 Rugby Road  
Scunthorpe, DN16 2DD  
£179,950

*Bella*  
properties

The perfect opportunity has arisen to purchase this three bedroom semi detached home on the cul de sac of Rugby Road. Located close to many local amenities and sold with the added benefit of NO ONGOING CHAIN, the property itself comprises of the entrance porch and hall, living room, dining room and spacious kitchen to the ground floor. To the first floor you will find the landing, three bedrooms, two with built in wardrobes and four piece family bathroom suite. Externally, there are lawned gardens to the front and rear of the property, a driveway for off street parking as well as a garage.

A well looked after home throughout, and in an ideal position close to local amenities including shops, schools, pubs and transport links, viewings are available now and come highly recommended!



**Porch** 3'5" x 7'9" (1.05 x 2.38)

Entrance to the property is via the side door and into the porch. uPVC window faces to the front of the property. Internal door leads to the hallway.

**Hallway** 11'11" x 7'3" (3.65 x 2.22)

Oak flooring with coving to the ceiling and central heating radiator. uPVC window faces to the side of the property and internal doors lead to the living room and kitchen. Carpeted stairs lead to the first floor accommodation.

**Living Room** 13'4" x 13'10" (4.07 x 4.24)

Coving to the ceiling, central heating radiator, gas fireplace set on marble and wood effect surround and uPVC bay window faces to the front of the property. Open plan with the dining room.

**Kitchen** 20'11" x 12'4" (6.4 x 3.76)

Vinyl effect tiled flooring with central heating radiator and uPVC window facing to the rear of the property. A spacious kitchen with central island, base height and wall mounted units with countertops and tiled splashbacks, integrated sink and drainer and space and plumbing for white goods. Includes storage cupboard. uPVC French doors lead to the rear garden and external door leads to the side of the property.

**Dining Room** 9'4" x 8'1" (2.85 x 2.48)

Coving to the ceiling, central heating radiator and double doors lead to the kitchen.

**Landing** 6'8" x 8'6" (2.04 x 2.6)

Oak flooring with coving to the ceiling and uPVC window faces to the side of the property. Internal doors lead to all three bedrooms, storage cupboard and family bathroom.

**Bedroom One** 12'2" x 11'11" (3.71 x 3.65)

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

**Bedroom Two** 12'2" x 10'11" (3.73 x 3.34)

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

**Bedroom Three** 11'11" x 5'7" (3.65 x 1.71)

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

**Bathroom** 11'11" x 5'7" (3.65 x 1.71)

Vinyl effect tiled flooring, tiled flooring, central heating radiator and uPVC window faces to the rear of the property. A four piece suite consisting of bathtub, sink, toilet and shower cubicle.

**External**

To the front of the property is a lawn with a driveway for off road parking which leads to the brick built garage. The rear garden is laid to lawn with established shrubs and borders, and 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. 106.3 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		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		
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