



1 Rugby Road
Scunthorpe, DN16 2DD
£200,000

Bella
properties

Bella Properties are delighted to offer this extremely well presented semi detached three bedroom home, on the cul de sac of Rugby Road, Scunthorpe. This property has been well looked after and is sure to appeal to families!

This home briefly comprises of the entrance hallway, open plan living and dining room, kitchen with its own utility space and conservatory to the ground floor. On the first floor you will find the landing, three bedrooms and bathroom. Externally, there is a block paved driveway offering off street parking for multiple vehicles, a gravelled garden to the front, lawn to the rear and a detached brick built garage.

In a great location close to amenities including shops, schools, restaurants and transport links to further afield, viewings are available now and come highly recommended to not miss out on this property!



Entrance Hall 12'1" x 8'1" (3.69 x 2.48)

Entrance to the property is via the front door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the side of the property. Internal doors lead to the living room and kitchen and carpeted stairs lead to the first floor accommodation.

Living Room 14'0" x 11'3" (4.27 x 3.43)

Carpeted with coving to the ceiling, central heating radiator, wall mounted electric fireplace and uPVC bay window faces to the front of the property. Open plan with the dining room.

Dining Room 9'3" x 8'1" (2.84 x 2.48)

Carpeted with coving to the ceiling, central heating radiator and uPVC windows and door face to the rear of the property.

Kitchen 13'2" x 8'9" (4.03 x 2.69)

Vinyl effect wood flooring with coving to the ceiling, central heating radiator, uPVC window faces to the conservatory and internal doors lead to the conservatory and utility space which measures 1.06m x 0.92m. Base height and wall mounted wooden units with complimentary counters, tiled splashbacks, integrated oven, hob and overhead extractor fan, and integrated sink and drainer.

Conservatory 14'4" x 7'10" (4.39 x 2.4)

Wooden flooring with central heating radiator and uPVC windows and doors face to the conservatory.

Landing

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

Bedroom One 12'2" x 12'3" (3.72 x 3.74)

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

Bedroom Two 12'3" x 11'1" (3.74 x 3.39)

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

Bedroom Three 6'8" x 8'1" (2.05 x 2.48)

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

Bathroom 5'7" x 9'2" (1.71 x 2.8)

Carpeted with part tiled walls, coving to the ceiling, central heating radiator and uPVC window faces to the rear 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 well presented gravelled garden with a block paved driveway for off road parking. The driveway leads to the detached, brick built garage and rear garden which is block paved and lawned with shrubs.

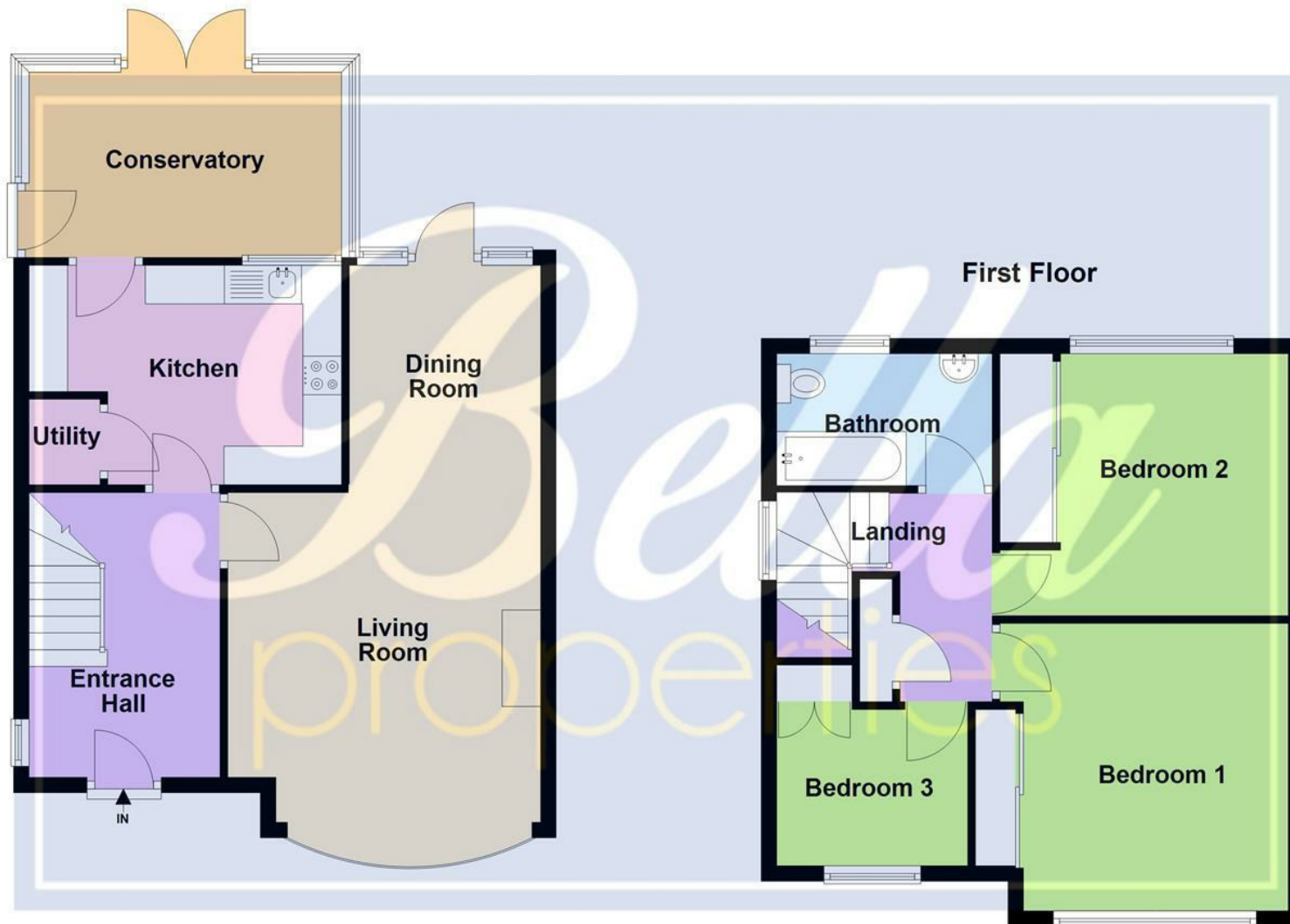
Disclaimer

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.





Ground Floor



Total area: approx. 92.3 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		
(81-91) B		85
(69-80) C	70	
(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		
(1-20) G		
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