



93 West Common Gardens
Scunthorpe, DN17 1EJ
£300,000

Bella
properties

Full of charm and character, Bella Properties welcomes to the market this delightful three bedroom detached bungalow, located on the always sought after West Common Gardens, Scunthorpe. This fantastic accommodation includes two reception areas, three great size bedrooms, the master benefitting from an en-suite, a conservatory looking out onto the rear garden and a utility room separate to the kitchen making it a great option for a family! Externally, the property includes a garage and off-road parking, and a well presented rear garden which is laid to lawn.

In a prime position, this home is located close to good schools and colleges and other local amenities as well as transport links. Offered for sale with no onward chain, viewings for this property are now available and not to be missed!



Entrance 3'10" x 2'9" (1.17 x 0.85)

Entrance to the property is via the double doors and into the porch. Internal door leads to the living room.

Living Room 16'2" x 11'11" (4.95 x 3.64)

Wooden flooring with two central heating radiators, coving to the ceiling and windows face to the front and side of the property.

Sitting Room 11'10" x 12'0" (3.62 x 3.68)

Wooden flooring with central heating radiator and window faces to the front of the property.

Inner Hallway 10'0" x 8'2" (3.06 x 2.51)

Tiled flooring with internal doors leading to the living room, kitchen, utility, two bedrooms and bathroom. Carpeted stairs lead to the first floor accommodation.

Kitchen 15'10" x 6'1" (4.83 x 1.86)

Tiled flooring with central heating radiator and two windows face to the rear of the property with further window facing to the side. A variety of base height and wall mounted units with countertops, tiled splashbacks and space for range cooker. Opening leads to the dining room.

Dining Room 10'4" x 7'11" (3.17 x 2.42)

Wooden flooring with central heating radiator and window faces to the side of the property.

Utility

Vinyl effect tiled flooring with base height units with countertops, integrated sink and drainer and two windows face to the side of the property. Internal door leads to storage cupboard with window facing to the rear of the property.

Bedroom One

Laminate flooring with coving to the ceiling, central heating radiator and window faces to the side of the property. Includes built in wardrobes. Opening leads to the en-suite.

En-Suite 7'2" x 5'10" (2.19 x 1.78)

Vinyl effect tiled flooring with part tiled walls, central heating radiator and window faces to the side of the property. A three piece suite consisting of shower cubicle, sink and toilet.

Bedroom Two 9'11" x 13'1" (3.03 x 3.99)

Laminate flooring with central heating radiator and window faces to the side of the property.

Conservatory 10'5" x 10'4" (3.18 x 3.15)

Brick based construction with windows and doors to the rear garden.

Bathroom 6'11" x 8'2" (2.13 x 2.49)

Vinyl effect tiled flooring with coving to the ceiling, heated towel rail and window faces to the rear of the property. A three piece suite consisting of bathtub, sink with vanity unit and toilet. Includes built in storage.

Landing 5'11" x 3'5" (1.82 x 1.06)

Internal door leads to bedroom three.

Bedroom Three 16'6" x 6'5" (5.04 x 1.96)

Carpeted with built in storage, sink and window facing to the front of the property.

External

To the front of the property is a block paved driveway for off road parking which leads down the side of the property to the detached, brick built garage and rear garden. The rear garden is mainly laid to lawn with shrubs and is extremely well presented.

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. 142.5 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		
(69-80) C		
(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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