



15 Girton Close
Scunthorpe, Lincolnshire DN16 3JT
£275,000

Bella
properties

****NO CHAIN**** Situated within a quiet cul de sac, this two/three bedroom detached bungalow is brought to the market for sale by Bella Properties. Located in the always popular Bottesford area, this home boasts a stunning open plan kitchen/diner with Bifold doors onto the back garden, plenty of off road parking, a non overlooked rear garden and neutral décor throughout. Ideal for a couple, the property also comes with the added benefit of no onward chain. Found close to many local amenities and transport links, this home is certain to have widespread appeal. Viewings are available now and come highly recommended.

**** Added benefit of all the appliances and windows are brand new ****

The property itself briefly comprises of a hallway, living room/bedroom one, kitchen/diner, two further bedrooms and bathroom. Externally, there are lawned gardens to the front and rear of the property, with a driveway for parking.



Hallway 4'4" x 9'4" (1.33 x 2.86)

Entrance into the property is via the side door and into the hallway. Internal doors lead to the kitchen/diner, living room/bedroom one, second bedroom, bathroom and two storage cupboards.

Living Room/Bedroom One 15'1" x 10'11" (4.61 x 3.35)

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

Kitchen/Diner 23'8" x 10'11" (7.22 x 3.35)

A great open plan space with wooden flooring, two central heating radiators, spotlights, Velux window and Bifold doors to the rear garden. Wall mounted and base height units with countertops, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated microwave, integrated sink and drainer, integrated washer/dryer and the fridge/freezer is included. Ample space for dining and entertaining.

Bedroom Two 10'7" x 9'4" (3.23 x 2.86)

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

Bedroom Three 16'1" x 7'11" (4.91 x 2.42)

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

Bathroom 7'10" x 5'6" (2.41 x 1.69)

Tiled flooring with tiled walls and central heating radiator. A three piece suite consisting of bathtub, sink and toilet.

External

To the front of the property is a lawned garden with a driveway for off road parking for multiple vehicles. To the rear is a lawned garden with a gravelled 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. 83.4 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		
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