**10 Butterwick Road**
**Scunthorpe, DN17 3NY**
**£249,950**

Bella properties

**** CHAIN FREE ** ** VILLAGE LOCATION ****

**Bella Properties brings to the market this beautifully presented DETACHED bungalow located on Butterwick Road, in the always popular village of Messingham. Sure to have widespread appeal, especially with couples, this home is positioned in an area with convenient access to both public transport links and village amenities.**

**The bungalow boasts three well-proportioned bedrooms, a modern bathroom suite, two reception rooms including a spacious conservatory, a detached garage and lovely gardens to both the front and rear.**

**Viewings come highly recommended to appreciate what this lovely home has to offer, and are now available!**

**Hallway** 11'0" x 14'8" (3.36 x 4.49)
Entrance to the property is via the side door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and internal doors lead to the living room, kitchen, three bedrooms and bathroom.

**Living Room** 16'11" x 11'8" (5.18 x 3.58)
Carpeted with coving to the ceiling, two central heating radiators, electric fireplace set on marble effect surround and uPVC bay window faces to the front of the property.

**Kitchen** 19'9" x 11'10" (6.02 x 3.62)
Carpeted with coving to the ceiling, central heating radiator and two uPVC windows face to the front of the property with further uPVC window and door facing to the side of the property. Base height and wall mounted units with countertops, splashbacks, integrated sink and drainer and space and plumbing for white goods.

**Bedroom One** 12'11" x 9'9" (3.94 x 2.99)
Carpeted with central heating radiator, built in wardrobes and uPVC window faces to the side of the property.

**Bedroom Two** 12'10" x 9'11" (3.93 x 3.04)
Carpeted with coving to the ceiling, central heating radiator and uPVC French doors lead to the conservatory.

**Bedroom Three** 7'7" x 8'7" (2.33 x 2.64)
Carpeted with central heating radiator and built in storage.

**Conservatory** 9'6" x 12'5" (2.91 x 3.81)
A lovely additional seating area with brick based construction, storage heater and uPVC windows and doors face to the rear garden.

**Bathroom** 8'9" x 5'8" (2.67 x 1.75)
Laminate flooring with spotlights, heated towel rail and uPVC window faces to the side of the property. A three piece suite consisting of shower cubicle, toilet and sink with vanity unit.

**External**
The front of the property boasts a well presented garden with a driveway to the side for off road parking. The driveway leads to the detached garage and rear garden. The rear garden is mainly laid to lawn with patio seating area.

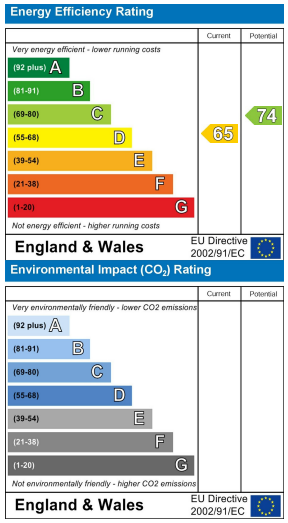
**Disclaimer**

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.

# Floor Plan

Total area: approx. 96.4 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, independant investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.




21 Dunstall Street, Scunthorpe, DN15 6LD
Tel: 01724 337 697
info@bella-properties.co.uk