



80 Low Leys Road  
Scunthorpe, DN17 2SN  
£195,000

*Bella*  
properties

**Bella Properties are pleased to present to the market this beautifully presented semi-detached house for sale. This property is ideally suited for first-time buyers and families, located conveniently close to local amenities and nearby parks.**

**With tasteful décor throughout, this property briefly comprises the entrance hallway, open plan living and dining room and kitchen fitted with wood counter tops and integrated appliances all found on the ground floor, with the landing, three bedrooms, two of which are generous doubles with built-in wardrobes, and a single room, as well as the family bathroom, all found on the first floor. Externally, there is off road parking to the front of the property, a well presented rear garden and a detached garage.**

**Viewings are now available by appointment only.**



**Hallway** 11'1" x 5'11" (3.4 x 1.81)

Entrance to the property is via the front door and into the hallway. Wooden flooring with coving to the ceiling, central heating radiator and internal doors leading to the living room and kitchen. Carpeted stairs lead to the first floor accommodation.

**Living Room** 14'4" x 12'9" (4.38 x 3.89)

Open plan with the dining room. Wooden flooring with coving to the ceiling, central heating radiator and electric fireplace set on marble effect surround. uPVC bay window faces to the front of the property.

**Dining Room** 12'7" x 9'10" (3.86 x 3.0)

Wooden flooring with coving to the ceiling, central heating radiator and uPVC French doors leading to the rear of the property.

**Kitchen** 8'10" x 12'7" (2.7 x 3.86)

Wooden flooring with spotlights, thermostatic plinth heater, uPVC window facing to the side of the property and external door giving access to the side of the property. Base height and wall mounted modern units with integrated appliances, wooden counter tops and splashbacks. Internal door leads to under stairs storage.

**Landing**

Carpeted with coving to the ceiling and uPVC window facing to the side of the property.

**Bedroom One** 12'2" x 12'5" (3.73 x 3.81)

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

**Bedroom Two** 11'9" x 11'3" (3.59 x 3.43)

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

**Bedroom Three** 6'11" x 7'5" (2.11 x 2.27)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

**Bathroom** 6'9" x 5'9" (2.08 x 1.77)

Vinyl effect flooring with tiled walls, spotlights, heated towel

rail and uPVC window facing to the side of the property. A three piece modern suite consisting of bathtub with overhead shower, sink with vanity unit and toilet.

**External**

To the front of the property is a driveway with off road parking for multiple vehicles. The driveway leads to the detached garage and rear garden. The rear garden is gravelled with patio and decking seating areas, ideal for entertaining with a gate leading to Greenacre park.

**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

Approx. 45.5 sq. metres



## First Floor

Approx. 42.6 sq. metres



Total area: approx. 88.1 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		84
(81-91) B		
(69-80) C	71	
(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 <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		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		