



25 Rothbury Road
Scunthorpe, DN17 1EY
£265,000

Bella
properties

Bella Properties are delighted to present this beautiful home occupying a large corner plot on Rothbury Road, Scunthorpe. Set back behind a lawned frontage with driveway parking leading to the detached garage, the property offers well-balanced accommodation suited to family living. Internally, you are welcomed by hall space which leads to the cosy lounge and the open plan kitchen/diner which features modern units with access directly to the garden. The kitchen leads to a separate utility. Upstairs, the landing serves the three bedrooms and the family bathroom. Outside, to the rear, the generous corner plot provides both lawn and paved seating areas.

In a sought after position, this home is well place for local amenities such as supermarkets, shops, schools, parks and schools. Viewings come highly recommended on this gorgeous family home and are now available. Contact us today!



Entrance Hall 14'9" x 6'10" (4.5 x 2.1)

Entrance to the property is via the front door and into the hall. Wooden herringbone flooring with coving to the ceiling, central heating radiator, uPVC window faces to the side of the property and internal doors lead to the lounge and kitchen/diner. Carpeted stairs lead to the first floor accommodation.

Lounge 11'1" x 10'2" (3.4 x 3.1)

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

Kitchen/Diner 13'9" x 17'4" (4.2 x 5.3)

Wooden flooring with coving to the ceiling, central heating radiator, spotlights, uPVC window faces to the side of the property and uPVC sliding doors lead to the rear garden. Base height and wall mounted units with wooden countertops and splashbacks, integrated oven and microwave, induction hob and overhead extractor fan, and integrated sink and drainer. Space for fridge/freezer.

Utility 8'0" x 8'5" (2.46 x 2.57)

Wooden flooring with countertop, storage space and space and plumbing for white goods.

W/C 4'7" x 3'1" (1.4 x 0.94)

Vinyl effect flooring with uPVC window facing to the rear of the property. A two piece suite consisting of toilet and sink.

Landing 10'4" x 6'7" (3.16 x 2.03)

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

Bedroom One 11'1" x 10'5" (3.38 x 3.18)

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

Bedroom Two 11'9" x 10'9" (3.6 x 3.3)

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

Bedroom Three 6'7" x 3'8" (2.03 x 1.13)

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

Bathroom 4'11" x 5'6" (1.51 x 1.69)

Tiled flooring with tiled walls, heated towel rail and uPVC window faces to the side of the property. A three piece suite consisting of bathtub with overhead shower, toilet and sink with vanity unit. Includes built in storage.

External

Boasting a large, corner plot, to the front and side of the property are well presented lawned gardens. A driveway offers off road parking and leads to the detached, brick built garage and rear garden. The rear garden consists of lawned area with patio seating areas.

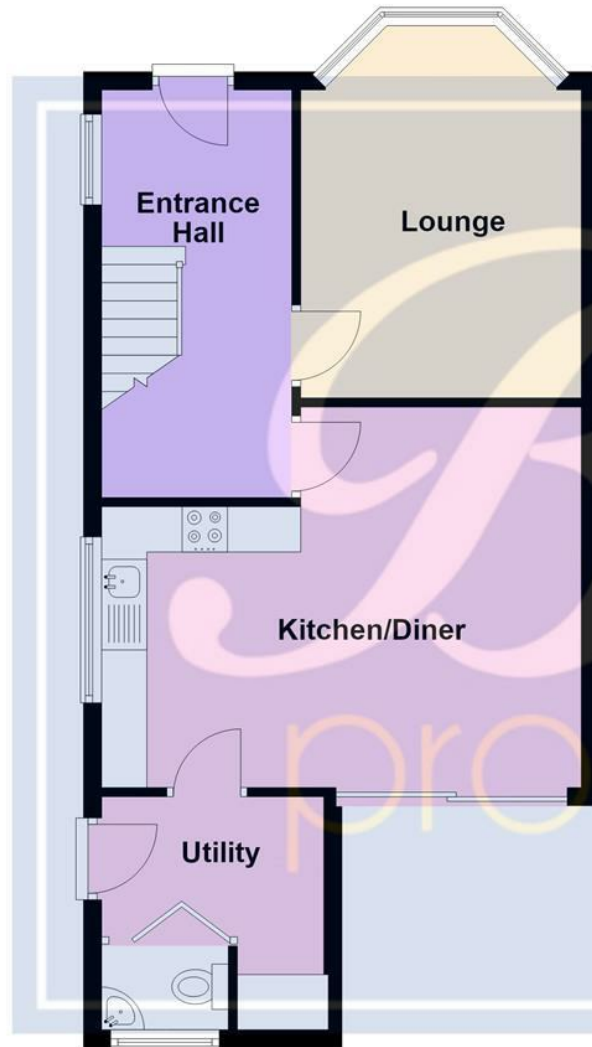
Disclaimer

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



First Floor



Total area: approx. 86.6 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			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		52	
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO₂) 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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	