



**33 Kirkby Road, Scunthorpe
Lincolnshire DN17 2JZ
£99,950**

****NO CHAIN**** Bella Properties bring to the market for sale this deceptively spacious two bedroom mid terrace home located on Kirkby Road Scunthorpe. Boasting three reception areas, off road parking and two really well sized double bedrooms with the master being previously two bedrooms which have been merged into one, this home is certain to have widespread appeal to first time buyers, families and couples alike. Located close to many local amenities including schools, shops and transport links, viewings are available immediately and come highly recommended to appreciate this home.

The property itself briefly comprises of a hallway, living room, dining room, kitchen and conservatory on the ground floor with landing, two double bedrooms and family bathroom on the first floor. Externally, there is off road parking and a lawned garden to the front of the property and to the rear is a further lawned garden with patio area, storage shed and brick outbuilding.



Hallway

Entrance into the property is via the front door into the hallway. Door leads to the living room and stairs lead to the first floor accommodation. Includes built in under stairs storage cupboard.

Living Room

13'4" x 12'0" (4.07 x 3.66)

Carpeted throughout with coving to the ceiling, central heating radiator and uPVC window to the front of the property. Opening leads to the dining room. Includes feature gas fireplace.

Dining Room

8'4" x 7'10" (2.56 x 2.41)

Carpeted throughout with coving to the ceiling and central heating radiator. Opening leads to the kitchen and uPVC door leads to the conservatory.

Kitchen

9'8" x 8'4" (2.97 x 2.56)

A variety of base height and wall mounted units with complimentary counters and splashbacks. Integrated oven, gas hob, overhead extractor, fridge and sink and drainer with mixer tap. Space and plumbing for washing machine. uPVC window to the rear of the property and uPVC door leads to the rear garden.

Conservatory

11'0" x 8'1" (3.37 x 2.47)

uPVC construction with uPVC door leading out to the rear garden.

Landing

Doors lead to both bedrooms and family bathroom.

Bedroom One

20'3" x 10'4" (6.18 x 3.17)

A really generously sized master bedroom; carpeted throughout with coving to the ceiling, spotlights, two central heating radiators and two uPVC windows to the front of the property. Includes built in storage along one wall and over stairs storage cupboard.

Bedroom Two

11'10" x 9'4" (3.61 x 2.87)

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

Bathroom

8'1" x 5'5" (2.47 x 1.67)

Three piece white suite consisting of toilet, sink and bath with shower over. Fully tiled walls and uPVC window to the rear of the property.

External

To the front of the property is off road parking and a lawned garden with established shrub and plant borders. Passageway leads to the rear garden. To the rear of the property is a mostly

lawned garden with patio area, established borders and storage shed. Includes access to a brick built outbuilding with electric and lighting; currently housing a further fridge and the freezer.

Disclaimer

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