

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Chancel Road

Scunthorpe, DN16 3NE

Offers In The Region Of £259,950



Council Tax: D





# 41 Chancel Road

Scunthorpe, DN16 3NE

Offers In The Region Of £259,950



## Front

Attractive property with a large driveway, offering ample off road parking, leading to the garage - which benefits from electrics.

## Garden

Large, well presented garden, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with fencing and mature shrubs, offering a degree of privacy to the area. There are sheds also within the garden, which benefit from electrics.

## Lounge

11'10" x 22'4" (3.63m x 6.83m)

Generously sized, dual aspect lounge, with windows allowing for ample light into the area. There is also an external door accessing the garden.

## Modern Kitchen

9'1" x 13'10" (2.79m x 4.23m)

Modern kitchen to the rear aspect of the property, which offers ample wall and floor units for storage. The kitchen also benefits from an integrated extraction fan.

## Dining Room

9'6" x 8'10" (2.92m x 2.71m)

Second reception room to the rear of the home.

## Hallway

## Ground Floor wc

## Bathroom

9'3" x 6'10" (2.83m x 2.09m)

Modern bathroom to the first floor of the home, which offers a neutral suite, with walk in shower and bath - and separate wc.

## Bedroom 1

12'7" x 11'11" (3.85m x 3.64m)

Neutrally decorated, generously sized bedroom.

## Bedroom 2

11'10" x 11'11" (3.62m x 3.64m)

Double bedroom to the front of the home, benefiting from fitted storage.

## Bedroom 3

8'11" x 6'11" (2.72m x 2.11m)

This well presented and deceptively sized family home, which is being offered with no onward chain, briefly comprises; a generous lounge, second reception room, modern kitchen, ground floor wc, three bedrooms, a modern bathroom and separate wc. To the front of the home there is a large driveway, offering ample off road parking, leading to the garage. To the rear of the property there is a large garden, which is predominantly laid to lawn, with a patio seating area. In addition to this the home benefits from a gas central heating system and double glazing.

This great property is located centrally, close to local schools, amenities and bus routes. Also nearby there is Ashby, offering a variety of shops, restaurants and a weekly market.



Road Map



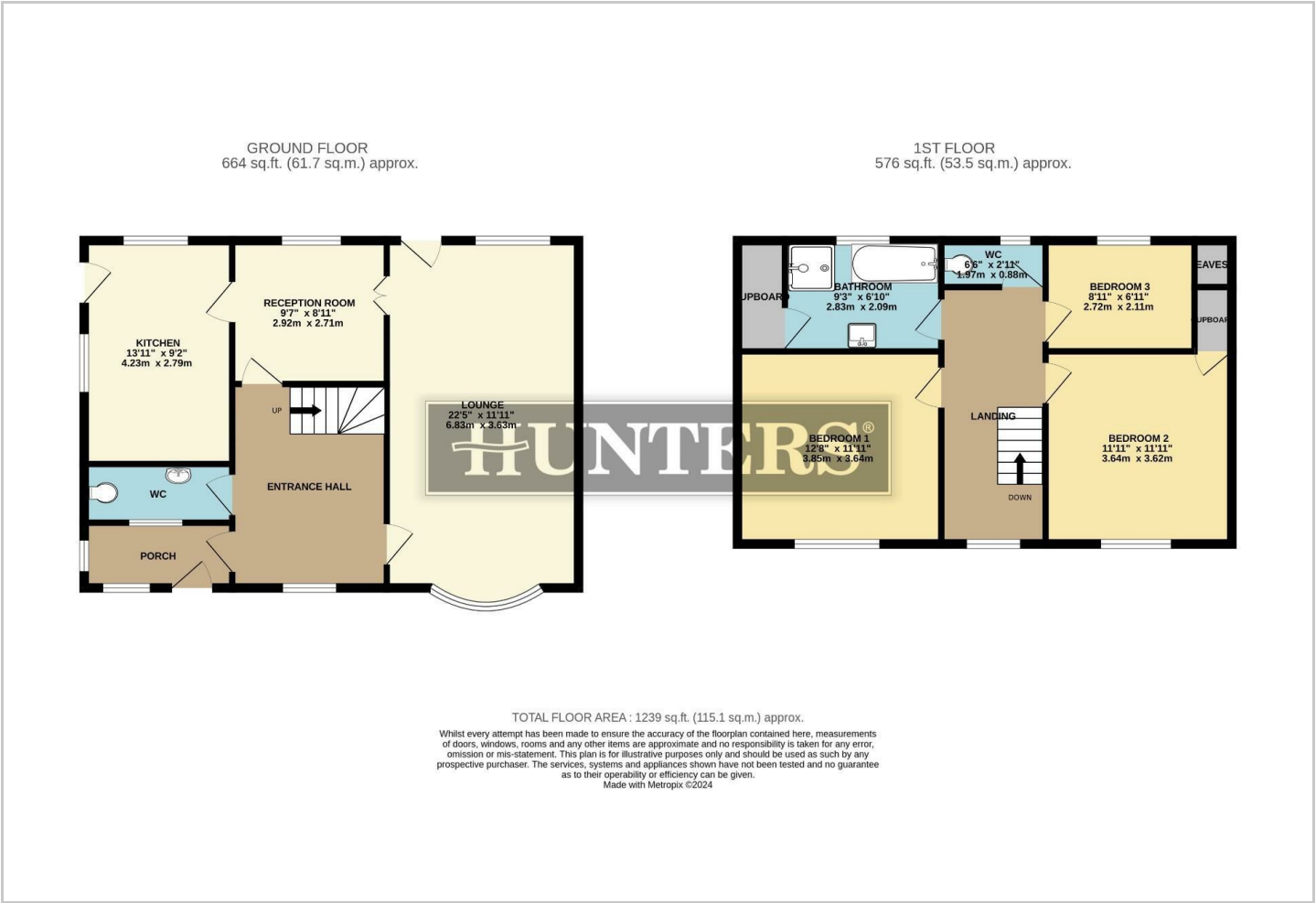
Hybrid Map



Terrain Map



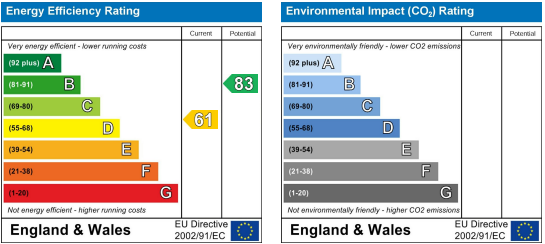
Floor Plan



Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.