

# HUNTERS®

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**Moorwell Road**  
Scunthorpe, DN17 2SY

Offers In The Region Of £220,000



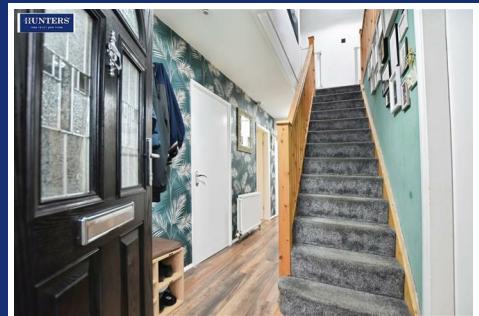
Council Tax: C



# 94 Moorwell Road

Scunthorpe, DN17 2SY

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## Front

Attractive front of the home, with a grassed area sitting adjacent to the driveway, offering off road parking for several vehicles. The garage offers additional storage or parking space and is accessed via a door from the driveway.

## Rear Garden

The rear garden is a generous outdoor space enclosed by mature bushes and fencing, providing privacy and a natural feel. There is also a patio seating area.

## Kitchen

11'5" x 7'10" (3.48m x 2.39m)

This bright kitchen to the rear of the home, with ample work surfaces and storage, complemented by wood-effect flooring that runs throughout the kitchen, creating a warm and welcoming atmosphere. There is a door to the rear leading through to the handy utility.

## Lounge/Diner

18'2" x 24'0" (5.54m x 7.33m)

Spacious and inviting lounge to the front aspect of the property.

## Dining Area

Handy dining area at the rear of the property, with a large window allowing for ample light into the area.

## Utility Room

7'2" x 6'0" (2.18m x 1.82m)

The utility room provides practical space with convenient plumbing for laundry appliances and direct access to the garden. It has a simple, functional design with a worktop over the washing

and drying machines, and windows that allow light to come in, making this an efficient workspace for household chores.

## Bedroom 1

15'4" x 9'1" (4.67m x 2.78m)

Good sized bedroom to the first floor.

## Bedroom 2

10'9" x 7'9" (3.28m x 2.35m)

Double bedroom to the first floor of the home.

## Bedroom 3

10'11" x 7'11" (3.33m x 2.41m)

Further bedroom to the ground floor, which could be used as a home office if bedroom not required.

## Shower Room

7'10" x 7'3" (2.38m x 2.22m)

This shower room is tiled throughout with a modern tiled shower enclosure featuring a glass screen, a white basin, and a WC. Located on the ground floor of the home.

## WC

6'0" x 3'8" (1.82m x 1.11m)

The first-floor WC includes a small basin and a WC, with a frosted window for privacy and light. Positioned off the landing, it is a convenient addition to the upstairs layout.

This attractive and deceptively spacious home, which is well presented throughout, briefly comprises; a generous lounge / diner, modern fitted kitchen with built in dishwasher, oven and hob, ground floor bedroom and ground floor shower room. To the first floor there are two double bedrooms and a wc. To the front of the home there is a grassed area, sitting adjacent to the driveway, which offers ample off road parking, leading to the garage. To the rear of the property there is a good sized garden, which is predominantly laid to lawn, with patio seating area. In addition to this the home benefits from a gas central heating system and double glazing.

This home is centrally located, close to local schools, amenities and bus routes. Viewing advised!



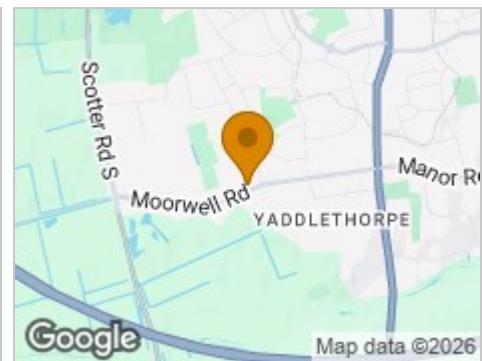
## Road Map



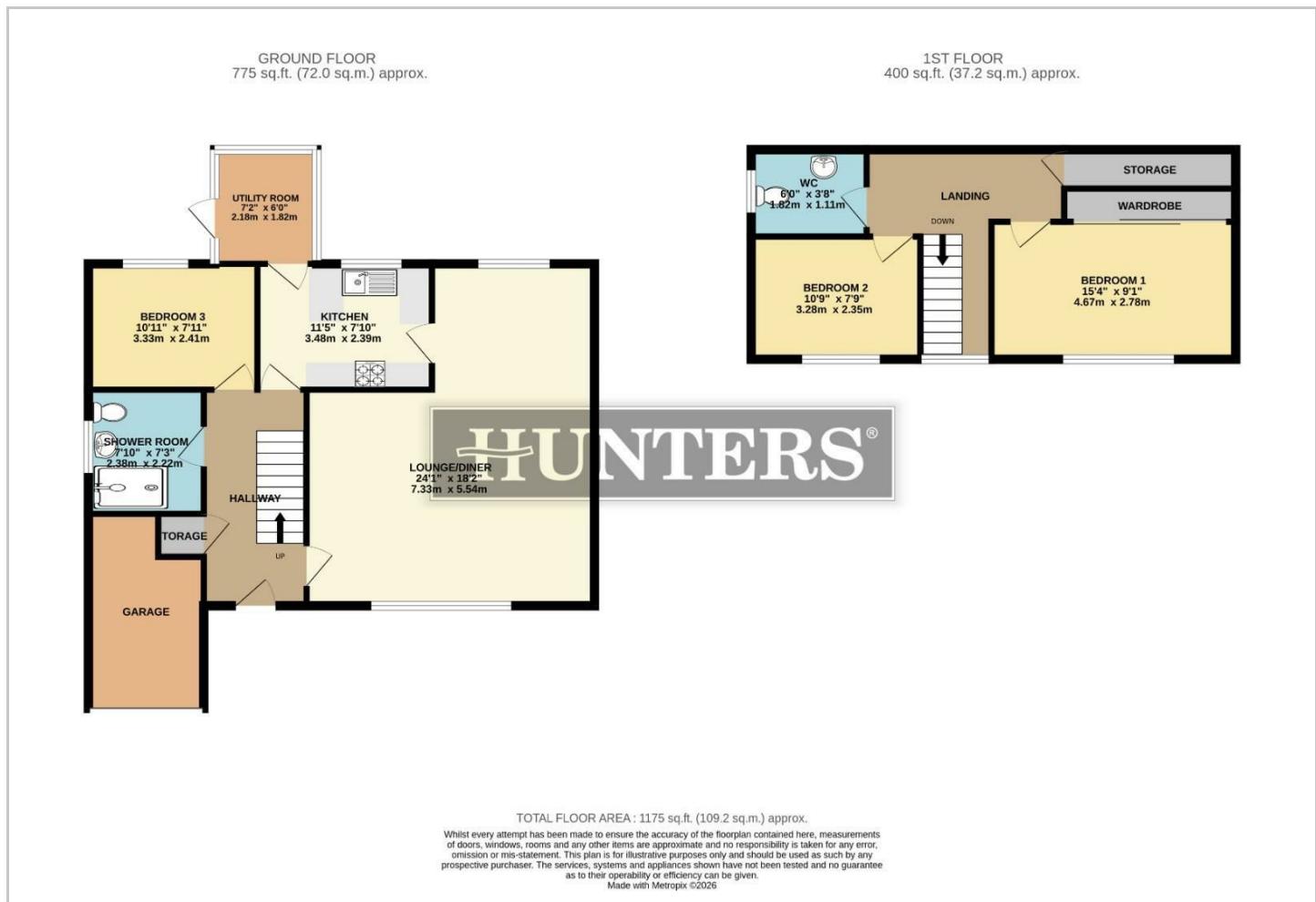
## Hybrid Map



## Terrain Map



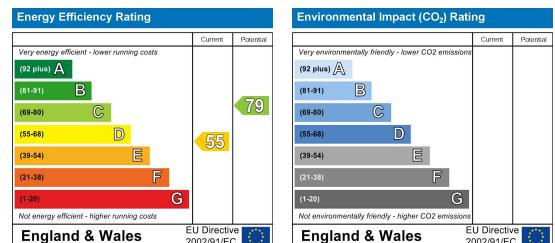
## Floor Plan



## 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.