

# HUNTERS<sup>®</sup>

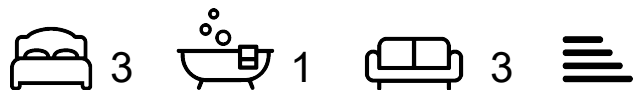
HERE TO GET *you* THERE



## Lincoln Gardens

Scunthorpe, DN16 2HH

Offers In The Region Of £165,000



Council Tax: A





# 43 Lincoln Gardens

Scunthorpe, DN16 2HH

Offers In The Region Of £165,000



## Front

Front of the home, with a large driveway offering ample off road parking, leading to the garage, which benefits from electrics.

## Garden

Well maintained garden to the rear of the home, which is part laid to lawn, part patio. The garden is surrounded with fencing and mature shrubs - offering a degree of privacy to the area.

## Lounge

12'9" x 12'1" (3.90m x 3.69m)

Neutrally decorated, generously sized lounge, with sliding doors leading to the conservatory at the rear.

## Conservatory

9'8" x 9'10" (2.97m x 3.01m)

Handy conservatory to the rear aspect - which offers a great space overlooking the garden.

## Dining Room

10'10" x 9'4" (3.31m x 2.86m)

Second reception room to the rear of the home, with sliding doors leading to the garden.

## Kitchen

Kitchen to the front aspect of the property, with ample wall and floor units for storage.

## Bedroom 1

12'9" x 10'10" (3.91m x 3.31m)

Good sized double bedroom to the rear of the home, benefiting from fitted storage.

## Bedroom 2

10'11" x 10'10" (3.33m x 3.32m)

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

## Bedroom 3

9'6" x 8'3" (2.92m x 2.52m)

Good sized third bedroom, with fitted storage.

## Bathroom

5'5" x 6'7" (1.67m x 2.02m)

Bathroom with neutral white suite.

This ideal first time buyer / family home, which is being offered with no onward chain, briefly comprises; two good sized reception rooms, a conservatory, fitted kitchen, three bedrooms and a family bathroom. To the front of the home there is a driveway, offering ample off road parking, leading to the garage, which benefits from electrics. To the rear of the property there is an enclosed garden, which offers a private area, part laid to lawn, part patio. In addition to this the home benefits from a gas central heating system and double glazing. This well-presented property is located centrally, close to local schools, amenities and bus routes. Also nearby there is Ashby, offering a variety of individual shops, restaurants and a weekly market.



Road Map



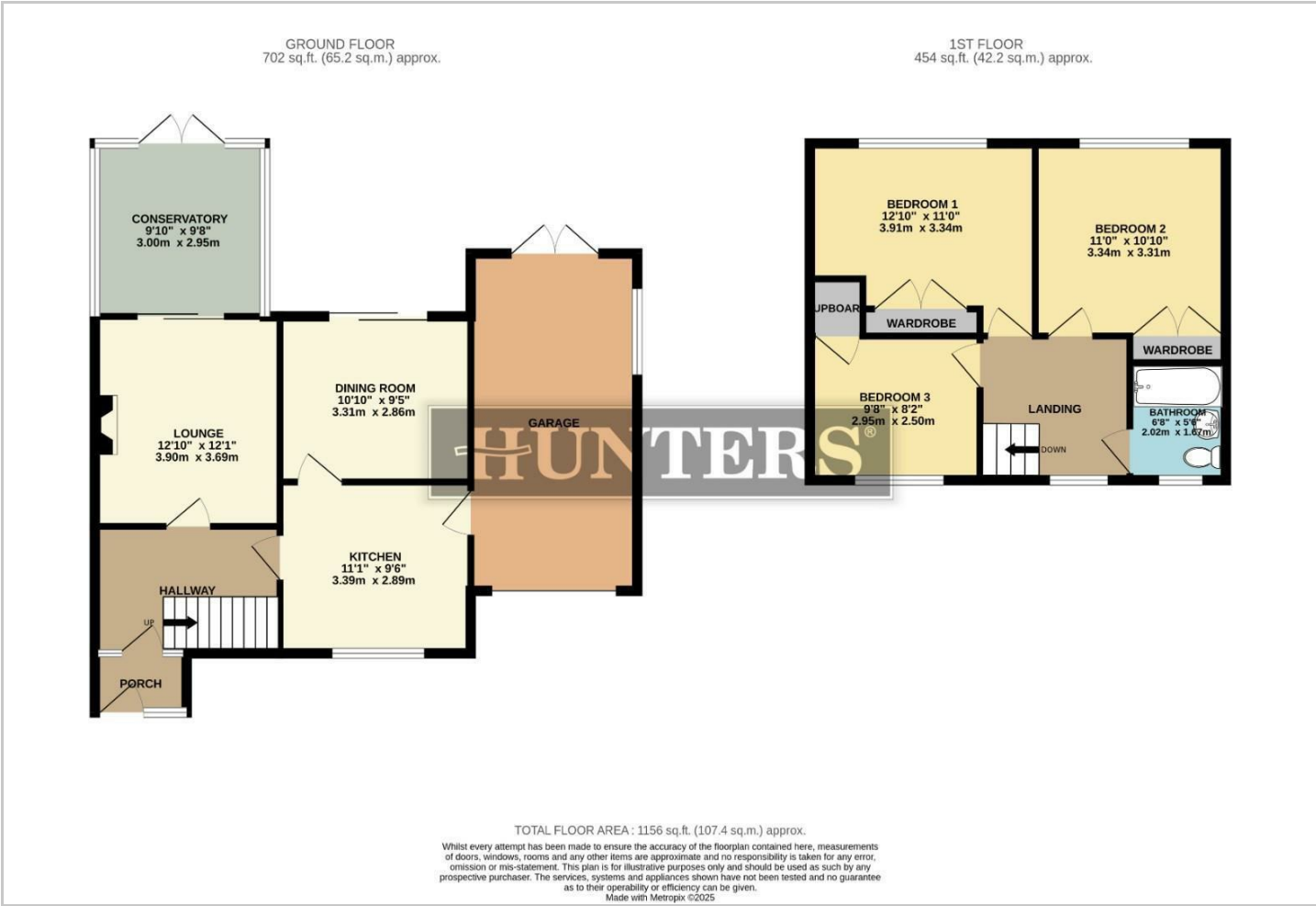
Hybrid Map



Terrain Map



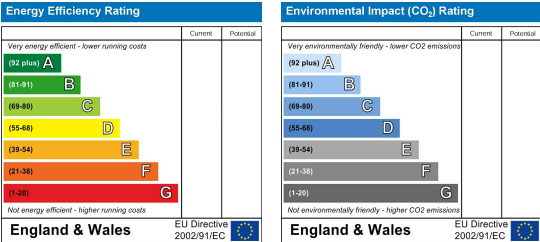
Floor Plan



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.