

# HUNTERS®

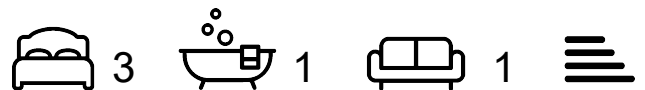
HERE TO GET *you* THERE



## Lambourne Rise

Scunthorpe, DN16 3TN

Offers In The Region Of £260,000



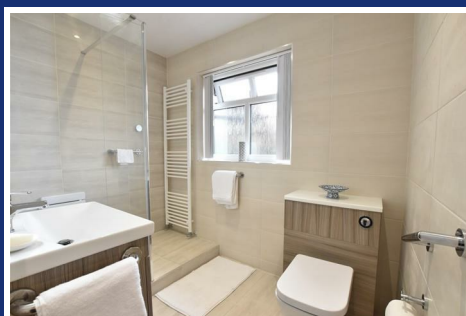
Council Tax: C



# 25 Lambourne Rise

Scunthorpe, DN16 3TN

## Offers In The Region Of £260,000



### Front

Attractive front of the home, with a graveled area, which sits adjacent to the driveway - offering ample off road parking, leading to the garage at the side of the home, which benefits from electrics.

### Garden

Beautiful garden to the rear of the home, which offers a private area - ideal for family entertaining and get-togethers. The garden has well-manicured, mature planted areas, with block paved paths and a patio seating area. Within the garden, there is also a large workshop/shed and a further garden shed.

### Lounge

16'10" 14'8" (5.14 4.49)

Neutrally decorated, generously sized lounge to the front aspect of the property with a bay window and an additional window allowing ample of light.

### Kitchen/Diner

20'7" 8'9" (6.28 2.69)

Good sized kitchen / diner to the rear of the home, which has ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob, extractor fan, and washing machine. The kitchen also has a door accessing the garden patio that offers a great space for family gatherings and alfresco dining.

### Bedroom 1

10'10" 12'5" (3.31 3.79)

Double bedroom to the front aspect of the property, which benefits from ample fitted storage.

### Bedroom 2

9'2" 10'2" (2.80 3.10)

Second bedroom at the rear of the property, which currently being used a study/craft room benefiting from fitted storage, this could also be used as a further reception room - depending on requirements - with double doors leading to the conservatory.

### Bedroom 3

8'3" 8'9" (2.54 2.68)

### Bathroom

8'3" 12'0" (2.54 3.68)

Modern bathroom to the rear aspect, which offers a fully tiled area - with a neutral suite and a large walk-in shower. The bathroom also benefits from a large airing cupboard.

### Conservatory

9'2" 10'2" (2.80 3.10)

Handy conservatory to the rear of the property, offering a great space to relax and overlook the garden.





Road Map



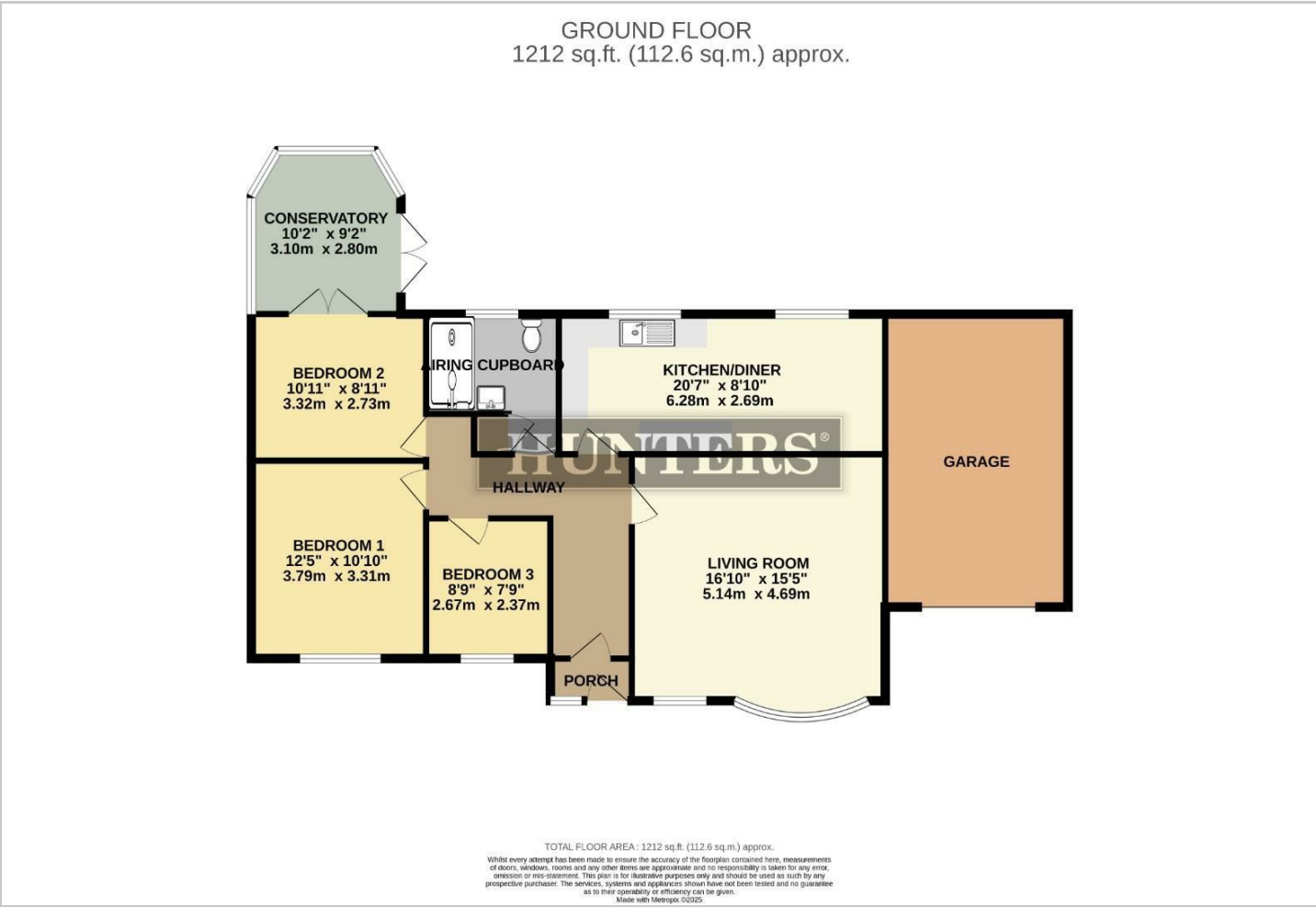
Hybrid Map



Terrain Map



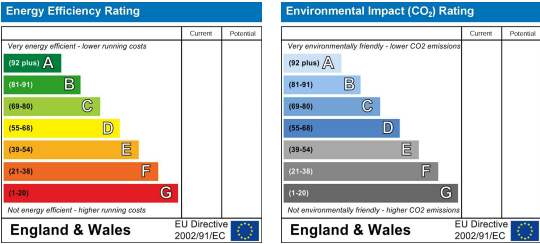
Floor Plan



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.