

HUNTERS®

HERE TO GET *you* THERE



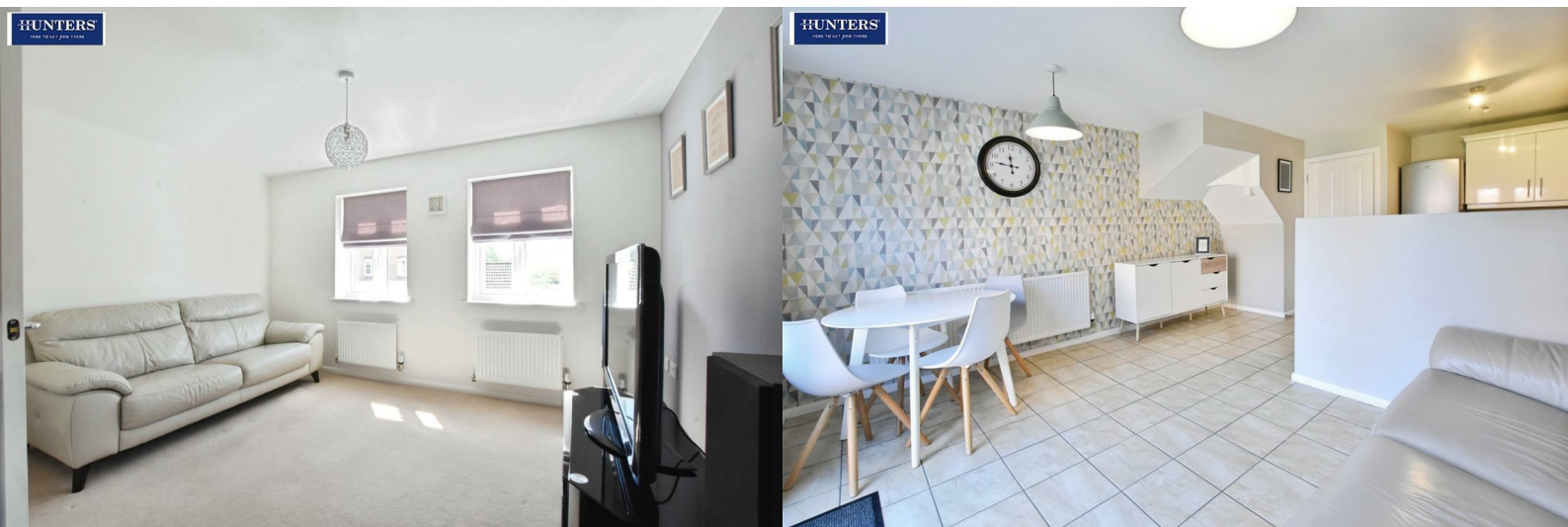
Lapwing Way

Scunthorpe, DN16 3WN

Offers In The Region Of £185,000



Council Tax: C



6 Lapwing Way

Scunthorpe, DN16 3WN

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Front

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

Garden

Low maintenance rear garden, which is predominantly laid to lawn, with patio seating area. The garden is surrounded with fencing, offering a degree of privacy to the area.

Kitchen/Diner

20'4" x 13'1" (6.20m x 4.00m)

Spacious, open plan kitchen / diner / sitting area - which covers the majority of the ground floor. The kitchen offers ample wall and floor units for storage, and also benefits from an integral oven, hob and extractor fan. The kitchen leads through to the dining / sitting area, offering a bright area, with patio doors accessing the garden.

Study

9'10" x 6'11" (3.00m x 2.10m)

Ideal space for a home office, to the ground floor - which could be used as a single bedroom if required.

Lounge

13'1" x 13'1" (4.00m x 4.00m)

Neutrally decorated, good sized lounge to the first floor of the home.

Bedroom 1

13'1" x 10'6" (4.00m x 3.20m)

Master bedroom to the first floor of the home, benefiting from en-suite shower room.

En-Suite

Shower room to master bedroom, with neutral suite.

Bedroom 2

13'1" x 12'10" (4.00m x 3.90m)

Neutrally decorated, good sized bedroom to the second floor.

Bedroom 3

13'1" x 8'2" (4.00m x 2.50m)

Good sized bedroom to the second floor of the property.

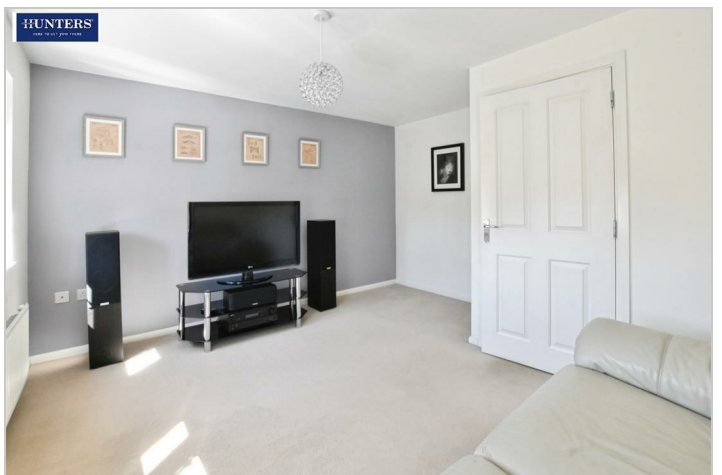
Bathroom

8'6" x 6'0" (2.60m x 1.83m)

Bathroom to the third floor, with neutral suite.

This neutrally decorated and deceptively spacious home, which offers versatile living over three floors, briefly comprises: to the ground floor, an open plan kitchen/diner/sitting area, WC and study room, which could be used as a bedroom if required. To the first floor there is a generous lounge, master bedroom and en-suite shower room. To the second floor there are two good-sized bedrooms and a bathroom. To the front of the home, there is a driveway, with off-road parking, leading to the garage - which benefits from electrics. To the rear of the property there is an enclosed garden, which is predominantly laid to lawn. In addition to this, the home benefits from a gas central heating system and double glazing.

This family home, which is being offered with no onward chain, is located centrally, close to local shops, amenities and bus routes. Also nearby there are the picturesque walks of Bottesford Beck and Ashby Ville. Viewing recommended!



Road Map



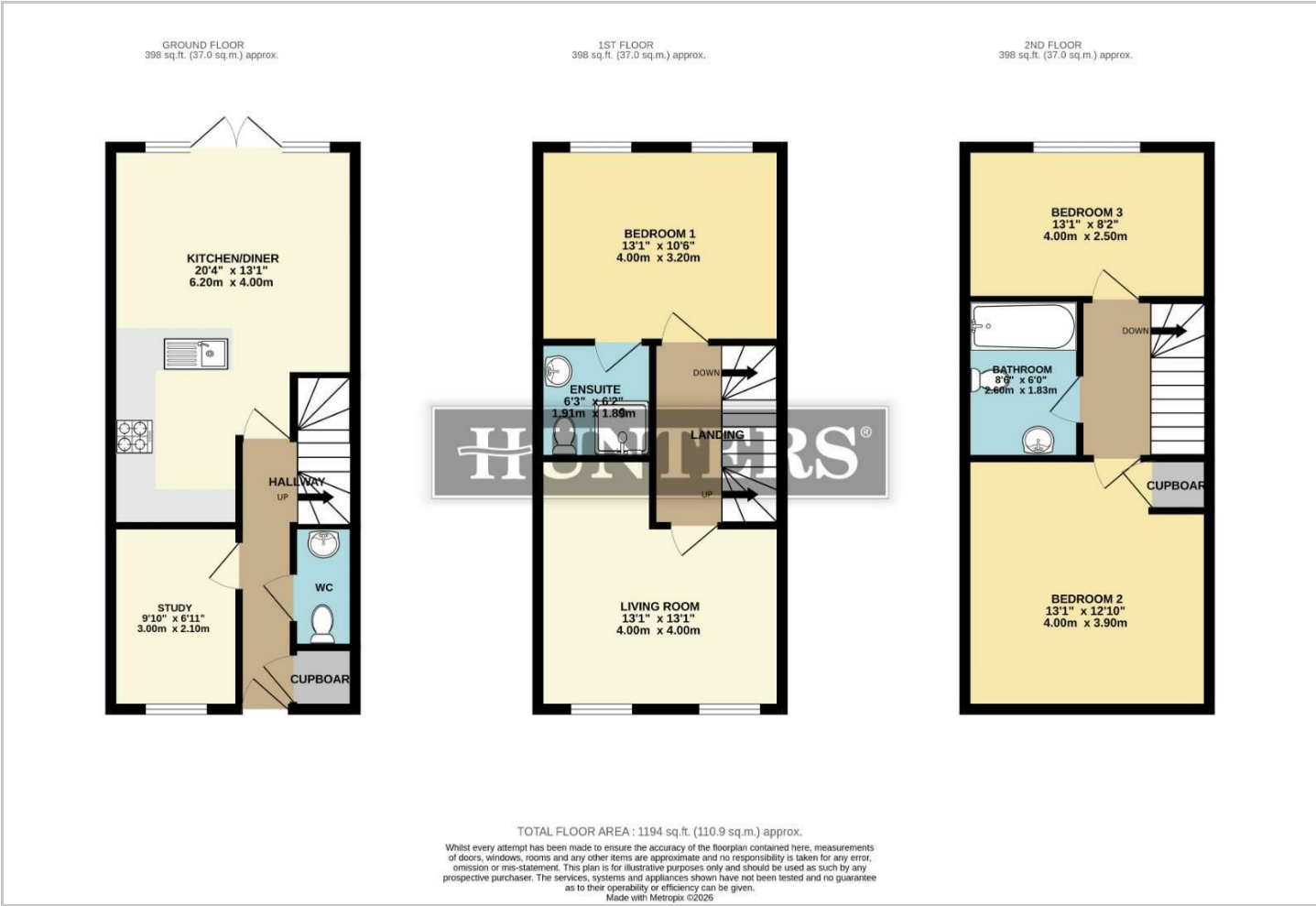
Hybrid Map



Terrain Map



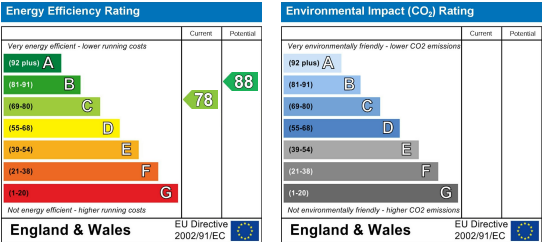
Floor Plan



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.