

# HUNTERS®

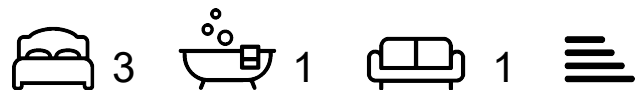
HERE TO GET *you* THERE



## Godnow Road

Crowle, Scunthorpe, DN17 4EA

Offers In The Region Of £183,000



Council Tax: A



# 30 Godnow Road

Crowle, Scunthorpe, DN17 4EA

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## Front

Attractive front of the home with a path leading to the property sitting adjacent to predominantly laid to lawn garden.

## Hallway

This entrance hall leads directly to the lounge and kitchen/diner, with handy storage space under the stairs.

## Lounge

12'7" x 12'6" (3.83m x 3.82m)

A comfortably sized lounge with ample space, creating a cosy living area.

## Kitchen/Diner

15'9" x 9'11" (4.81m x 3.02m)

The kitchen/diner presents an open and practical space for cooking and dining, with room for a table and chairs, and features convenient access to external storage areas.

## Bedroom 1

12'8" x 10'11" (3.87m x 3.32m)

Bedroom 1 is the largest of the three bedrooms, offering a spacious room with a front-facing window.

## Bedroom 2

10'11" x 9'11" (3.32m x 3.03m)

Bedroom 2 provides a well-proportioned space at the rear of the home.

## Bedroom 3

9'5" x 8'0" (2.87m x 2.45m)

## Bathroom

7'11" x 6'2" (2.42m x 1.89m)

Bathroom featuring a bath, toilet and washbasin.

## Garden

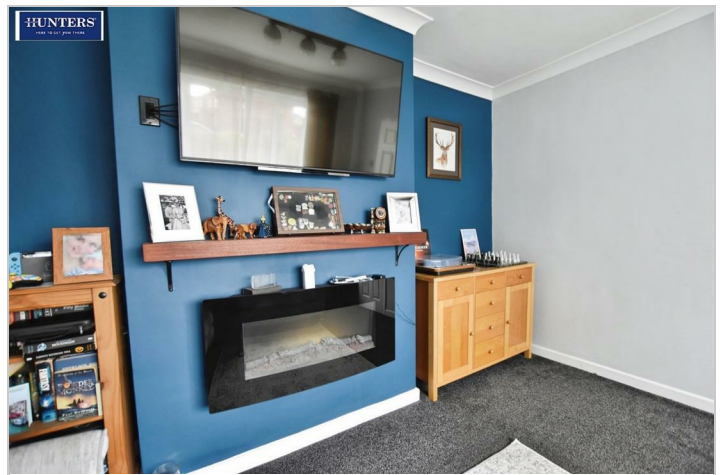
The generous garden is currently in two sections the first section is surrounded by a fence to offer a degree of privacy and has outbuilding ideal for additional storage. The second section is a grassed area that could be potential for driveway providing off road parking

Situated in the popular market town of Crowle, this well-presented three-bedroom semi-detached property offers comfortable family living in a convenient location.

The accommodation provides a welcoming living space along with a spacious kitchen/diner, creating an ideal space for family life and entertaining. Upstairs, there are three well-proportioned bedrooms together with the family bathroom.

The property is ideally positioned for access to local schools, shops and everyday amenities, making it a particularly appealing choice for families. Crowle also provides excellent access to surrounding towns and transport links.

An excellent opportunity for first-time buyers, growing families or investors alike. Early viewing is highly recommended.



Road Map



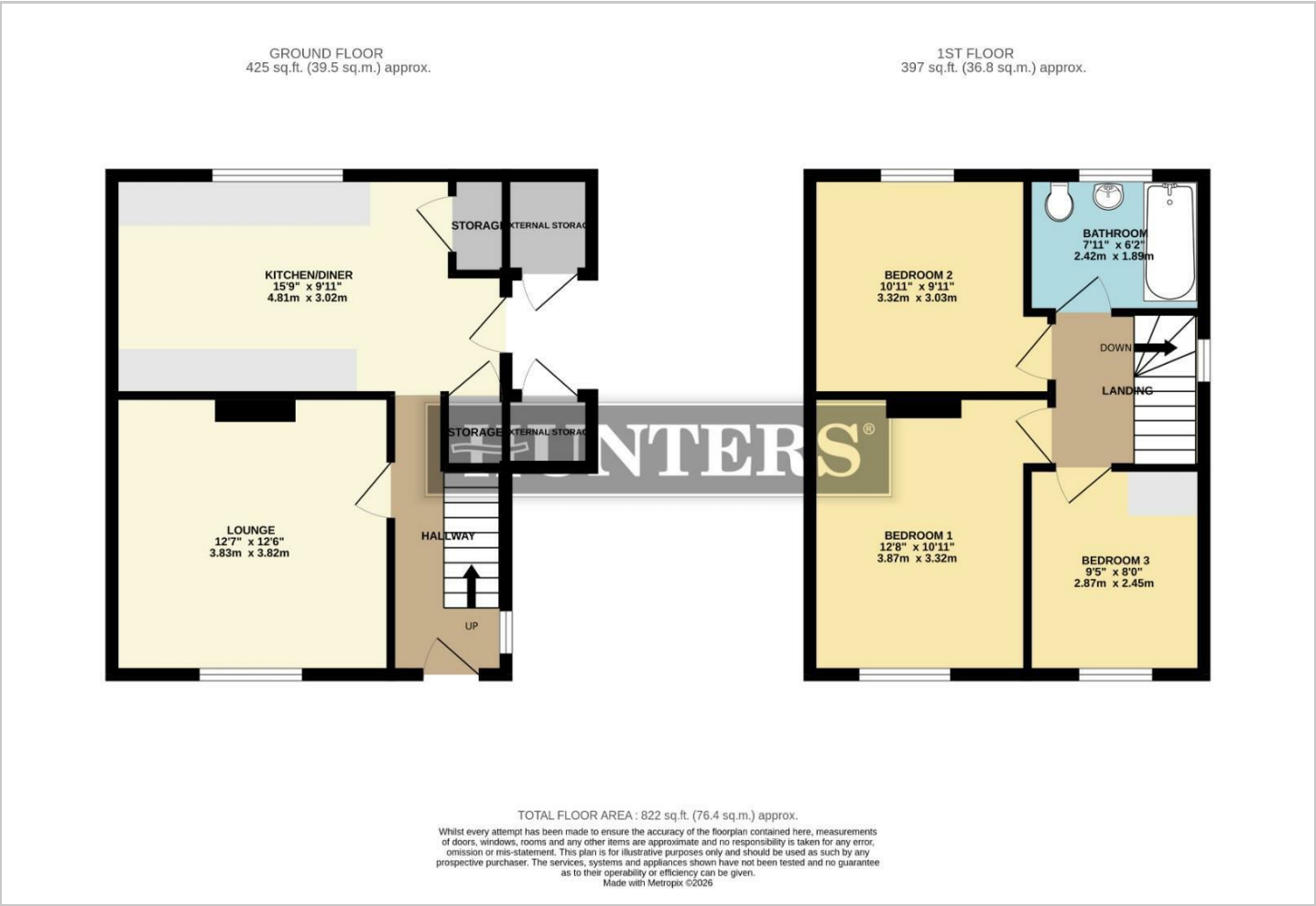
Hybrid Map



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.