

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## St. Johns Road

Scunthorpe, DN16 2NQ

Offers In The Region Of £100,000



2



1



2



Council Tax: A



# 8 St. Johns Road

Scunthorpe, DN16 2NQ

Offers In The Region Of £100,000



## Front

Front of the home, with a driveway offering off road parking.

## Garden

Large garden to the rear of the property, which is predominantly laid to lawn, with fences and mature shrubs surrounding. To the rear of the garden there are beds for vegetable plots / flowers - ideal for a keen gardener.

## Kitchen / Diner

12'1" x 14'0" (max) (3.70m x 4.29m (max))

Kitchen to the rear of the home, leading through to the dining area. The kitchen has units for storage and a door accessing the garden.

## Lounge

12'0" x 11'11" (3.66m x 3.64m)

Neutrally decorated lounge to the front of the home.

## Boiler

## Bedroom 1

15'1" x 10'10" (4.61m x 3.32m)

Neutrally decorated, generously sized bedroom to the front of the property.

## 2.71m x 2.50m

Bedroom to the rear of the property.

## Bathroom

5'8" x 4'5" (1.74m x 1.35m)

Bathroom, with neutral suite and walk in electric shower.

This ideal first time buyer / investment property, which is being offered with no onward chain, briefly comprises; a generous front lounge, dining area to the rear, which leads through to the fitted kitchen, two bedrooms and a bathroom. To the front of the home there is a driveway, offering off road parking. To the rear there is a large, private garden, which is predominantly laid to lawn. In addition to this the property benefits from a gas central heating system and double glazing.

This home is located centrally, close to local schools, amenities and bus routes. Nearby there is Ashby high street - offering a variety of individual shops, restaurants and a weekly market. Viewing advised!



## Road Map



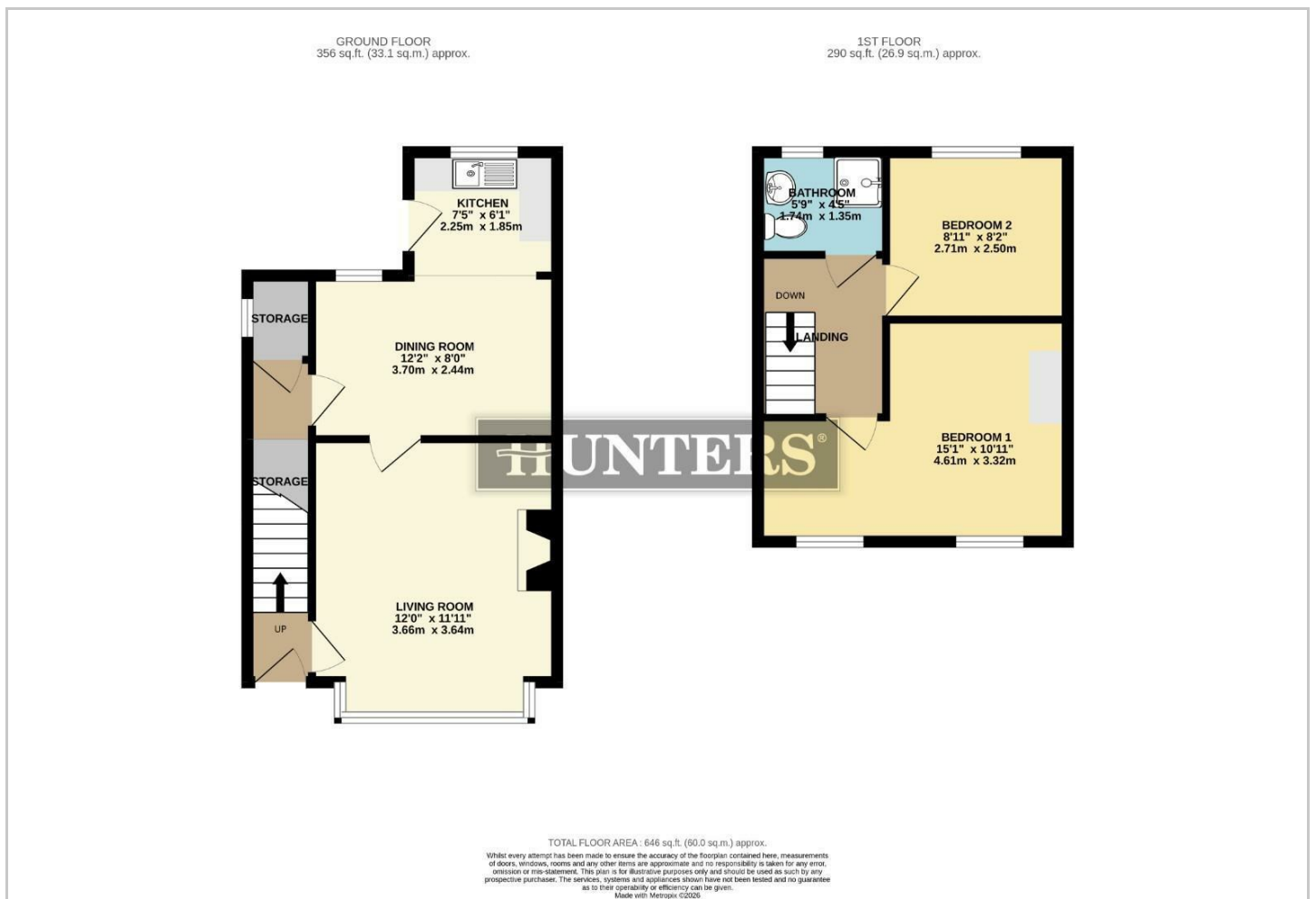
## Hybrid Map



## Terrain Map



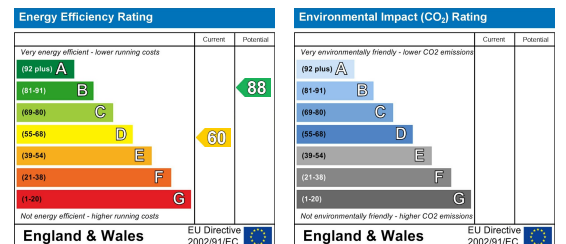
## Floor Plan



## 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.