

HUNTERS[®]

HERE TO GET *you* THERE



Brocklesby Road

Scunthorpe, DN17 2LS

Offers In The Region Of £138,000



Council Tax: A



55 Brocklesby Road

Scunthorpe, DN17 2LS

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Front

Attractive front to the home, with a large driveway offering ample off road parking for several vehicles.

Garden

Well maintained garden to the rear, which is predominantly laid to lawn, with patio seating area. The garden is surrounded with mature hedging, offering a degree of privacy to the area.

Lounge

13'9" x 11'1" (4.20m x 3.38m)

Good sized, neutral lounge to the front of the home.

Kitchen / Diner

20'10" x 11'0" (6.37m x 3.37m)

Generous kitchen / diner to the rear aspect of the home, with fitted units for storage. The kitchen / diner also has double doors accessing the garden.

Bathroom

6'9" x 5'4" (2.07m x 1.63m)

Modern bathroom, with neutral suite and walk in shower.

Bedroom 1

13'8" x 12'9" (4.18m x 3.91m)

Good sized double bedroom to the front aspect of the home.

Bedroom 2

13'8" x 11'6" (4.18m x 3.52m)

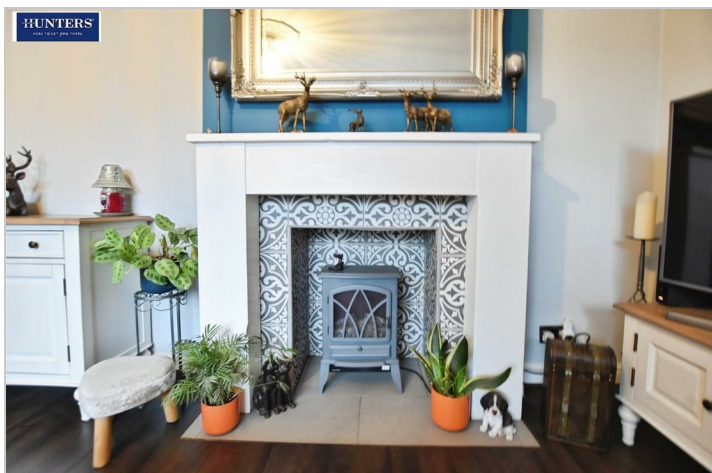
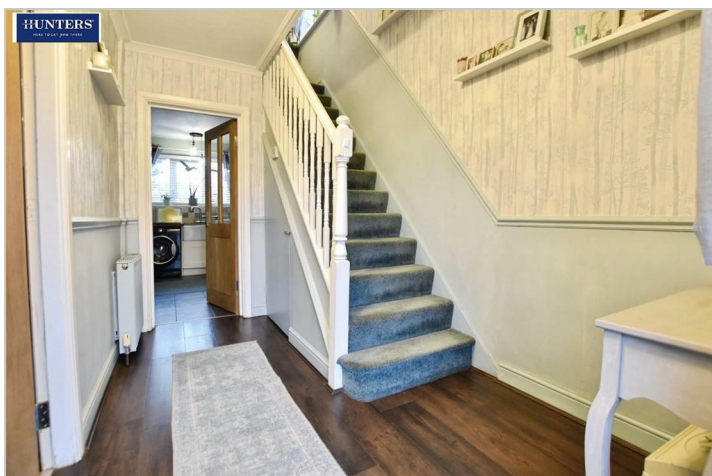
Spacious double bedroom to the rear aspect of the property.

Bedroom 3

9'8" x 7'7" (2.95m x 2.33m)

This beautifully presented Non standard home, which is spacious throughout, briefly comprises; a front lounge, generous kitchen/diner, utility area, three bedrooms and a modern bathroom. To the front of the home there is a good sized driveway, which offers off road parking for several vehicles. To the rear of the property there is a good-sized, well-maintained garden, which is predominantly laid to lawn with patio seating area. In addition to this the home benefits from a gas central heating system, owned solar panels and double glazing.

This property is centrally located, close to local schools, amenities and bus routes. Viewing advised!



Road Map



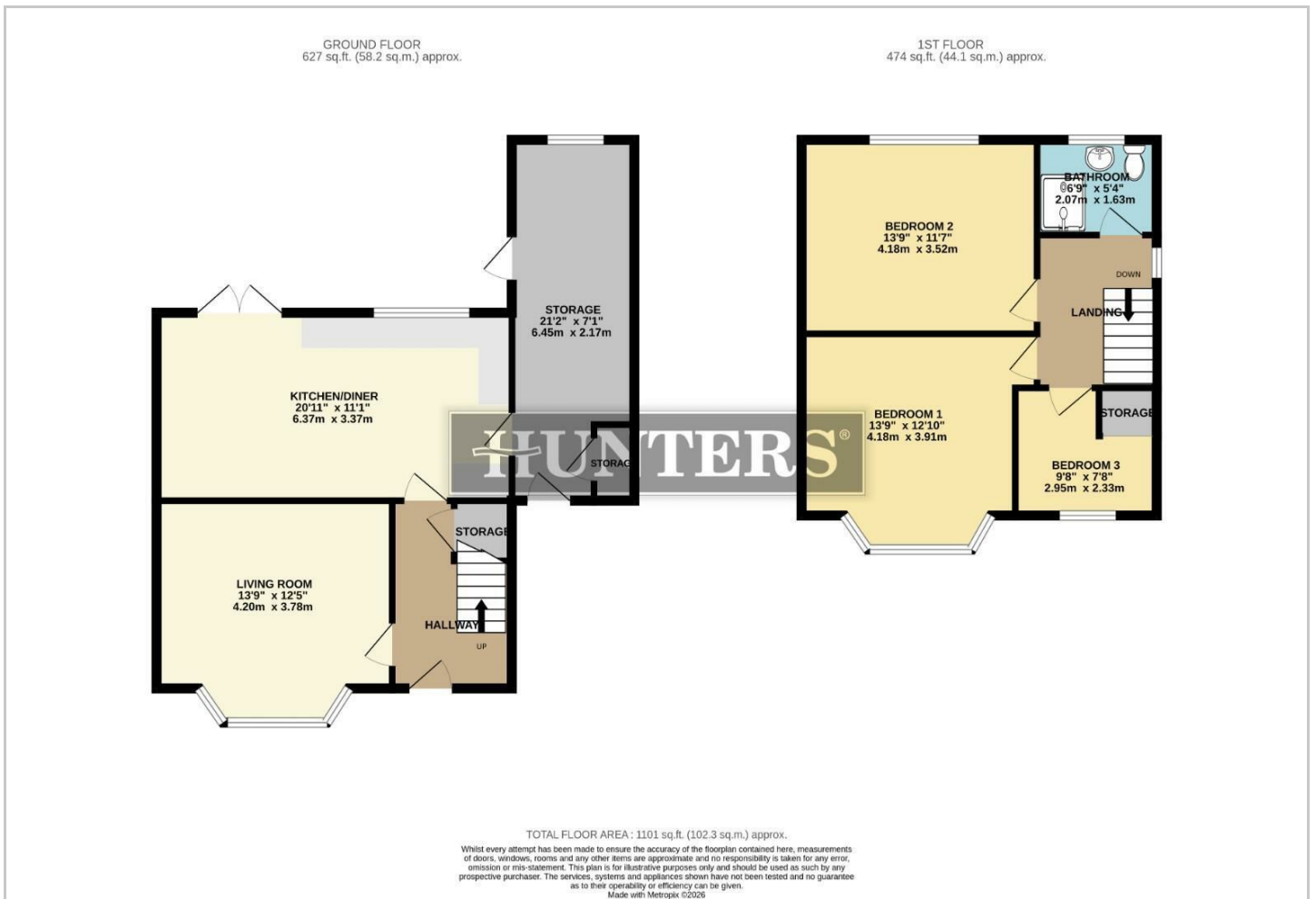
Hybrid Map



Terrain Map



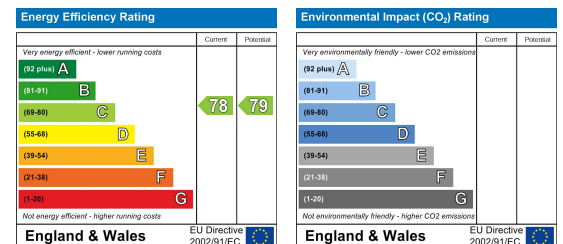
Floor Plan



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.