

# HUNTERS®

HERE TO GET *you* THERE



## Marshfield Road

Scunthorpe, DN16 3BN

Offers In The Region Of £145,000



Council Tax: A



# 2 Marshfield Road

Scunthorpe, DN16 3BN

Offers In The Region Of £145,000



## Front

Front of the home, with gated access to the driveway - which benefits from off road parking for several vehicles.

## Garden

Garden to the rear and side - which is predominantly laid to lawn, with seating area. The garden is surrounded with fencing, offering a degree of privacy to the area.

## Kitchen / Diner

18'1" x 8'4" (5.53m x 2.56m)

Beautifully presented, modern kitchen / diner, to the rear of the home, with ample units for storage. This neutral space also benefits from an integrated oven, hob, microwave and fridge / freezer, and has a door leading to the utility room.

## Utility & Wc

5'7" x 15'1" (1.72m x 4.61m)

Handy utility area leading from the kitchen, benefiting from a ground floor wc.

## Lounge

12'0" x 13'3" (3.66m x 4.06m)

Generous lounge to the front of the property.

## Bedroom 1

8'0" x 13'4" (2.45m x 4.07m)

Generous double bedroom to the front of the home, benefiting from ample fitted storage.

## Bedroom 2

11'5" x 8'5" (3.48m x 2.58m)

Double bedroom to the rear aspect - with fitted storage.

## Bedroom 3

6'9" x 10'4" (2.07m x 3.16m)

Good sized third bedroom.

## Bathroom

6'5" x 8'3" (1.96m x 2.52m)

Modern bathroom, with neutral white suite.

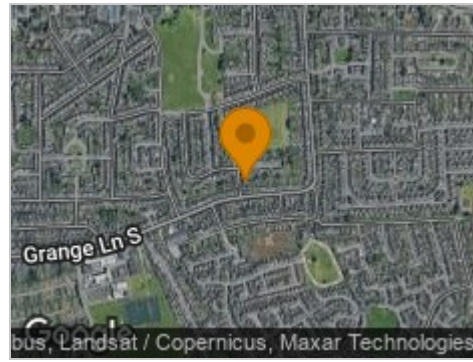
Beautifully presented family home - which is ready to move straight in to - briefly comprises; a generous front lounge, stunning, modern kitchen / diner, utility room, ground floor wc, three good sized bedrooms and modern bathroom. Externally the property benefits from a gated driveway - with off road parking for several vehicles. To the side and rear there is a garden, which is predominantly laid to lawn, with patio seating area. In addition to this the home benefits from a gas central heating system and double glazing. This deceptively spacious home, which is being offered with no onward chain, is located close to local schools, amenities and bus route. Nearby is Ashby High Street - offering a range of individual shops and restaurants. Viewing advised!



## Road Map



## Hybrid Map



## Terrain Map



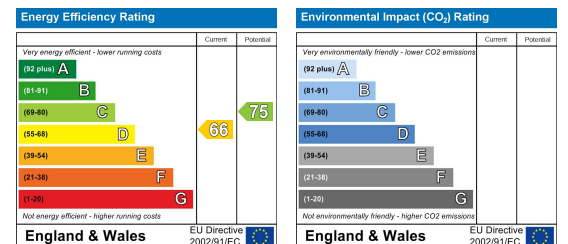
## Floor Plan



## 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.