

HUNTERS®

HERE TO GET *you* THERE



Bodmin Close

Scunthorpe, DN17 1TW

Offers In The Region Of £160,000



Council Tax: B



13 Bodmin Close

Scunthorpe, DN17 1TW

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Front

Front of the home, with a driveway - offering off road parking for several vehicles, leading to the garage at the rear.

Garden

Good sized garden to the rear, which is predominantly laid to lawn, with mature shrubs. The garden is surrounded with fencing, offering a degree of privacy to the area.

Kitchen

9'2" x 9'10" (2.81m x 3.02m)

Fitted kitchen to the rear of the home, benefiting from ample wall and floor units for storage. The kitchen also offers an integrated oven, hob and extractor fan.

Lounge

15'4" x 23'0" (4.69m x 7.03m)

Generous lounge to the front of the home, leading though to the dining area at the rear.

Dining Area

Dining area - which leads through from the lounge.

Bedroom 1

10'11" x 11'10" (3.34m x 3.62m)

Neutrally decorated double bedroom to the front of the home.

Bedroom 2

10'11" x 10'10" (3.33m x 3.31m)

Neutrally decorated double bedroom to the rear aspect of the property.

Bedroom 3

7'3" x 8'6" (2.22m x 2.61m)

Bathroom

8'3" x 5'6" (2.54m x 1.69m)

Bathroom, with neutral white suite.

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

This great family home is located centrally, close to local schools, amenities and transportation links. Also nearby there are retail parks and recreational areas. Viewing recommended!



GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.

KITCHEN
9'11" x 9'3"
3.02m x 2.81m

LOUNGE/DINER
23'1" x 15'5"
7.03m x 4.69m

CUPBOARD

HALLWAY UP

BEDROOM 2
10'11" x 10'10"
3.33m x 3.31m

BEDROOM 1
11'11" x 10'11"
3.62m x 3.34m

BEDROOM 3
8'7" x 7'3"
2.61m x 2.22m

BATHROOM
8'4" x 5'7"
2.54m x 1.69m

CUPBOARD

LANDING DOWN

TOTAL FLOOR AREA : 872 sq.ft. (81.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 52025

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 Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2012/27/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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