

# HUNTERS®

HERE TO GET *you* THERE



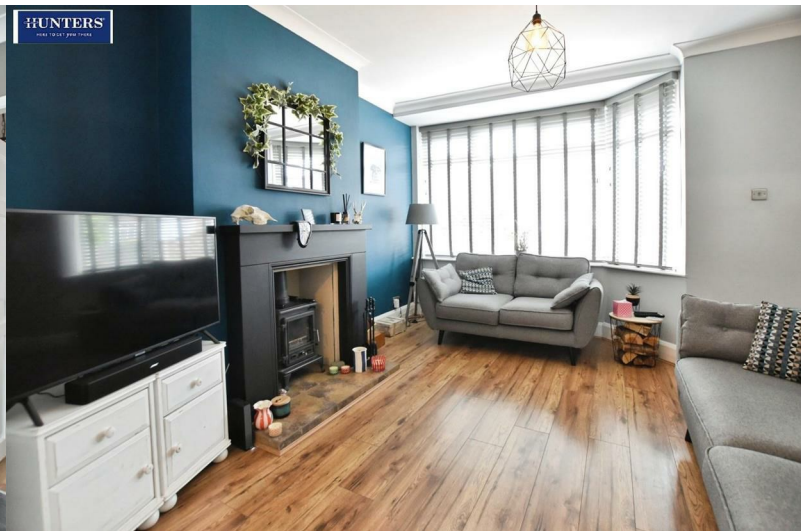
## Lincoln Gardens

Scunthorpe, DN16 2HN

Offers In The Region Of £175,000



Council Tax: A





# 33 Lincoln Gardens

Scunthorpe, DN16 2HN

Offers In The Region Of £175,000



## Front

Front of the home, with a gravel area, sitting adjacent to the driveway, which offers off road parking.

## Garden

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

## Kitchen

10'3" x 10'10" (3.13m x 3.32m)  
Fitted kitchen, with ample wall and floor units for storage. The kitchen has a door leading to the large conservatory at the rear of the home.

## Conservatory

10'5" x 12'11" (3.19m x 3.94m)  
Large conservatory to the rear aspect, offering a bright and versatile area, with doors leading to the garden.

## Lounge

12'5" x 11'0" (3.79m x 3.37m)  
Good sized lounge to the front aspect of the home, with double doors opening through to the second reception room - making this an ideal space for family gatherings and entertaining.

## Second Reception Room

15'7" x 9'10" (4.76m x 3m)  
Second reception room, currently being used as a dining area.

## Utility / Ground Floor wc

## Bedroom 1

8'9" x 11'1" (2.69m x 3.40m)  
Double bedroom to the front aspect of the home, with fitted storage.

## Bedroom 2

8'11" x 9'8" (2.74m x 2.97m)  
Double bedroom, to the rear, with ample fitted storage.

## Bedroom 3

5'5" x 10'11" (1.67m x 3.33m)

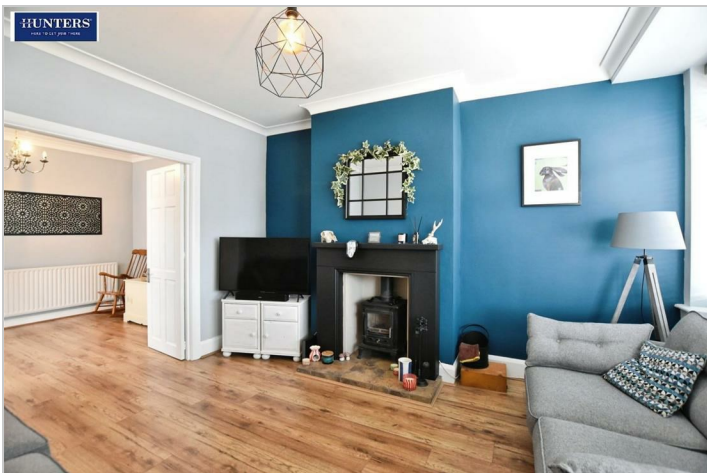
## Bathroom

5'1" x 3'10" (1.57m x 1.18m)  
Modern bathroom with neutral suite and walk in shower.



This ideal first-time buyer/family home, which is being offered with no onward chain and is located in the popular Lincoln Gardens area, briefly comprises: two generous reception rooms, a fitted kitchen, a small utility area / wc, and a large conservatory. On the first floor, there are three bedrooms and a family shower room. To the front of the home, there is a gravel area, sitting adjacent to the driveway, which offers off-road parking. To the rear of the property, there is an enclosed garden, which is predominantly laid to lawn, with a patio seating area. In addition to this the home benefits from a gas central heating system and double glazing.

This property, which is being offered with no onward chain, is located in the popular area of Lincoln Gardens, close to local schools, amenities and bus routes. Also nearby there is Ashby High Street, which offers a variety of individual shops and restaurants. Viewing advised!





Road Map



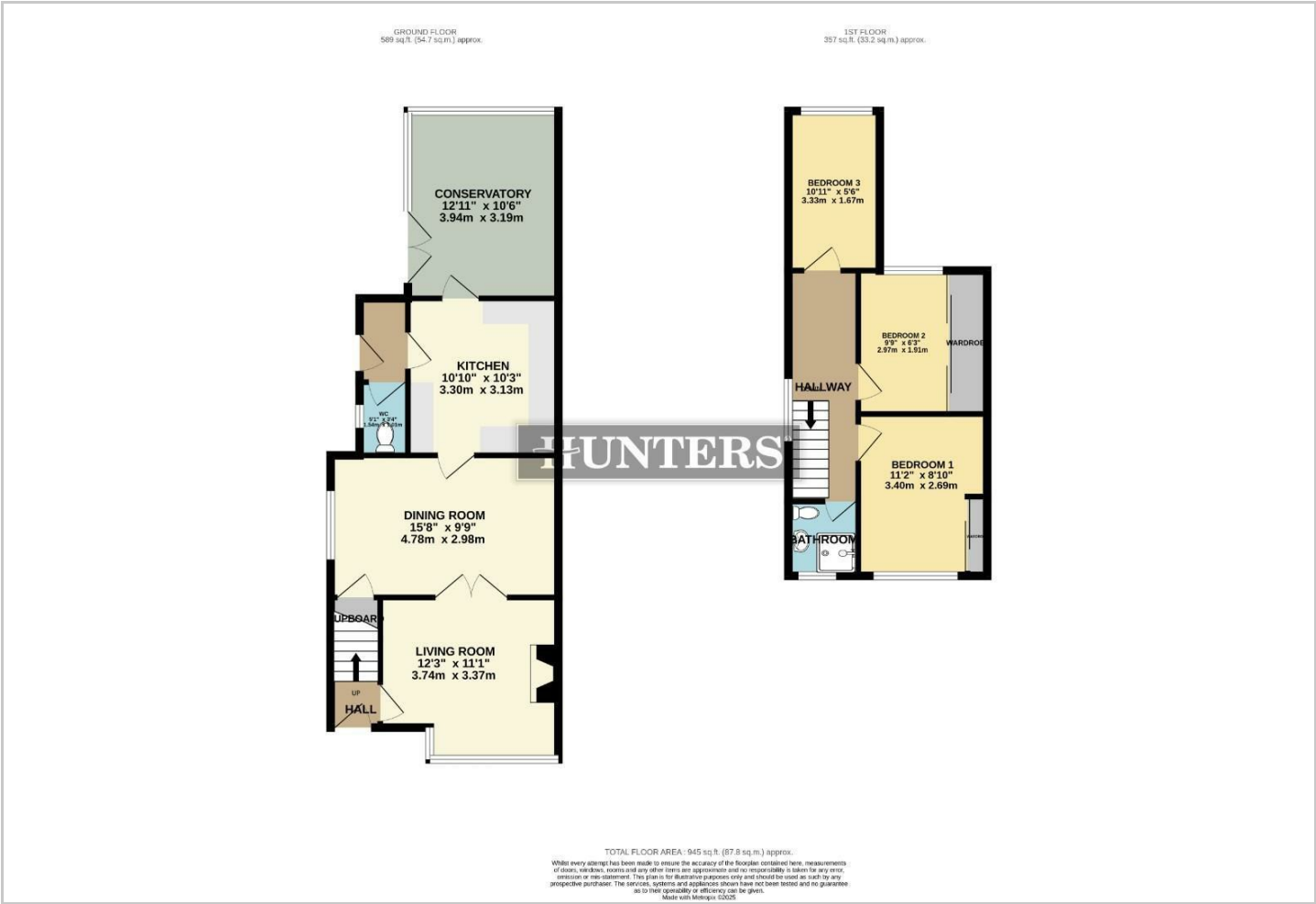
Hybrid Map



Terrain Map



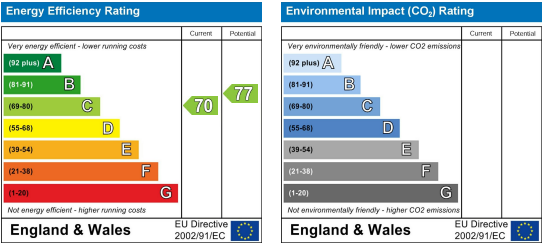
Floor Plan



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.