

# HUNTERS<sup>®</sup>

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## Old School Lane

Keadby, Scunthorpe, DN17 3BD

Offers In The Region Of £235,000



Council Tax: D



# 26 Old School Lane

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## Front

Attractive front to the home, with a driveway to the side - which offers ample off road parking, leading to the garage - which benefits from electrics.

## Kitchen / Diner

22'6" x 9'0" (6.85 x 2.74)

Spacious, open plan kitchen / diner to the rear aspect of the property, with fitted wall and floor units for storage. The kitchen benefits from an integral dishwasher, fridge / freezer, hob, oven and extractor fan. The kitchen area leads through to the dining area and also leads through to the handy utility room.

## Conservatory

12'10" x 12'8" (3.9 x 3.86)

Generously sized conservatory to the side of the home, offering an ideal space for dining / entertaining. The conservatory has double doors leading to the garden.

## Private Garden

Enclosed and private garden to the side of the home. This low maintenance area is surrounded with a wall, offering a degree of privacy to the home.

## Lounge

15'9" x 11'7" (4.79 x 3.54)

Generously sized, neutrally decorated lounge to the rear of the home, with bi-folding doors accessing the conservatory.

## Study / Bedroom

6'9" x 7'7" (2.06 x 2.3)

Study to the ground floor of the home - which is currently used as a further bedroom.

## Utility Room

5'3" x 5'3" (1.59 x 1.59)

Handy utility room, leading from the kitchen.

## Ground Floor Wc

Ground floor W/C

## Master Bedroom

13'4" x 11'9" (4.06 x 3.58)

Neutrally decorated master bedroom to the rear access of the property, benefiting from an en-suite shower room, and ample fitted storage.

## En-Suite

Modern en-suite shower room, with neutral suite.

## Family Bathroom

6'0" x 9'3" (1.83 x 2.82)

Modern, fully tiled bathroom, with neutral white suite.

## Bedroom 2

11'8" x 9'1" (3.56 x 2.77)

Double bedroom to the front aspect of the home, with ample fitted storage.

## Bedroom 3

9'1" x 12'2" (2.76 x 3.7)

Double bedroom to the front aspect of the home.

## Bedroom 4

9'3" x 7'9" (2.81 x 2.37)

Double bedroom to the rear of the property.

This attractive and spacious Freehold family home, briefly comprises: a generous kitchen/diner, utility room, ground floor wc, study and good sized lounge leading through bi-folding doors to the conservatory. To the first floor, there are four bedrooms, the master of which benefits from an en-suite shower room, and a family bathroom. To the side of the home, there is an enclosed, low-maintenance garden surrounded with walls, offering a degree of privacy to the area. In addition to this the home benefits from a gas central heating system, double glazing, off-road parking and a garage with electrics. This great-sized property is located in the village of Keadby, close to local schools, amenities and bus routes. The home is also a short drive from Scunthorpe and Crowle - offering further amenities and is close to motorway connections for an easy commute. Viewing recommended!



## Road Map



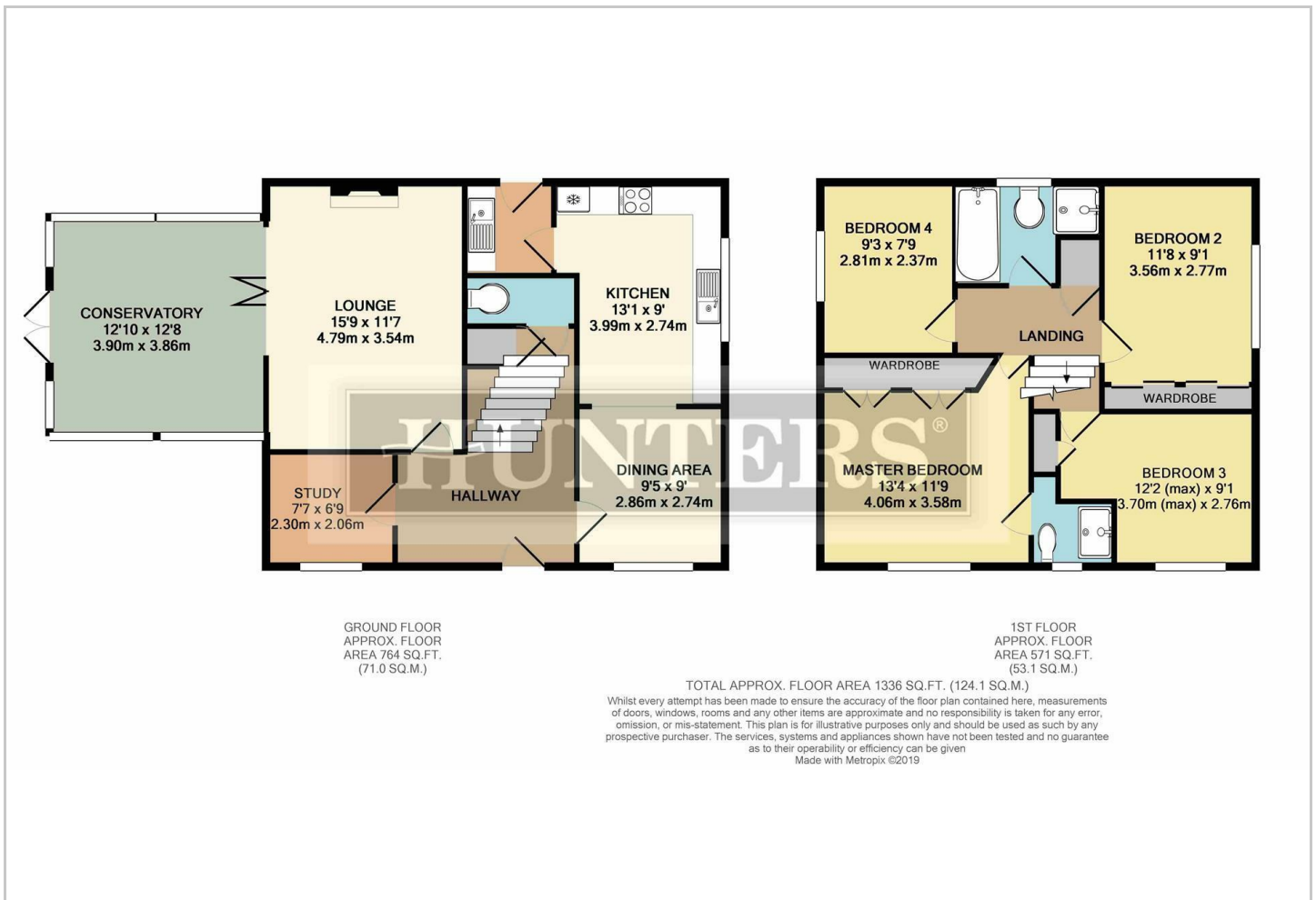
## Hybrid Map



## Terrain Map



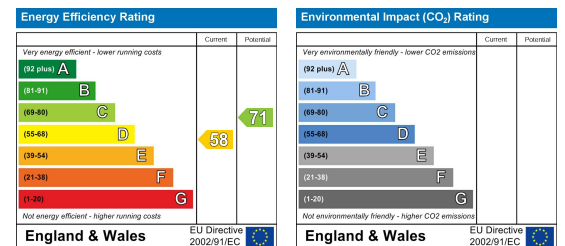
## Floor Plan



## 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.