

# HUNTERS®

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## Victoria Road

Scunthorpe, DN16 2RZ

Offers In The Region Of £125,000



Council Tax: A



# 11 Victoria Road

Scunthorpe, DN16 2RZ

Offers In The Region Of £125,000



## Front

Attractive front to the home (which has been re-rendered approx. 6/7 years ago). There is a shared driveway, leading to the rear of the home, offering off road parking.

## Garden

Private, enclosed rear garden, which is predominantly laid to lawn, with patio and gravel seating areas. The garden is surrounded with fencing and mature shrubs and hedging, offering privacy to the area.

## Front Lounge

11'8" x 11'3" (3.57m x 3.43m)

Neutrally decorated front lounge, with external door leading from the home.

## Reception Room

11'10" x 12'0" (3.61m x 3.66m)

Second reception room, which is currently being used as a dining room, with a door leading to the kitchen.

## Kitchen

5'10" x 12'3" (1.80m x 3.74m)

Fitted kitchen, with ample wall and floor units for storage. The kitchen also benefits from an integral hob and extractor fan.

## Shower Room

5'10" x 10'4" (1.78m x 3.15m)

Newly fitted ground-floor shower room, with neutral suite and walk-in shower room.

## Bedroom 1

11'11" x 11'11" (3.64m x 3.65m)

Good sized double bedroom, with a door accessing the bathroom.

## Bedroom 2

11'10" x 11'4" (3.63m x 3.47m)

Double bedroom to the front of the home, benefiting from fitted storage.

## Bathroom

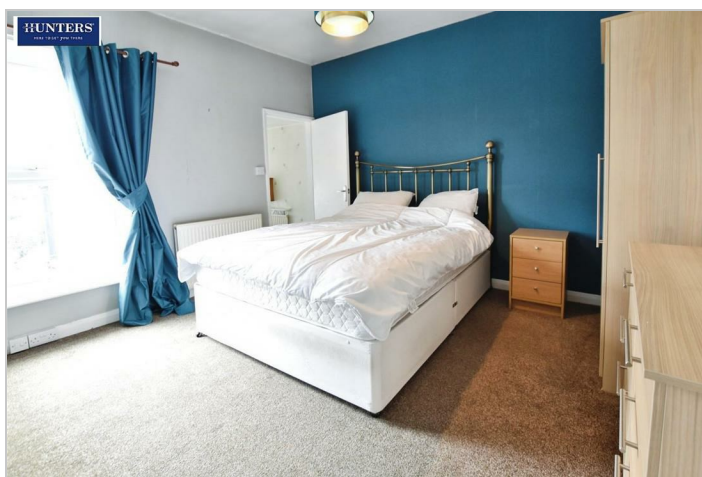
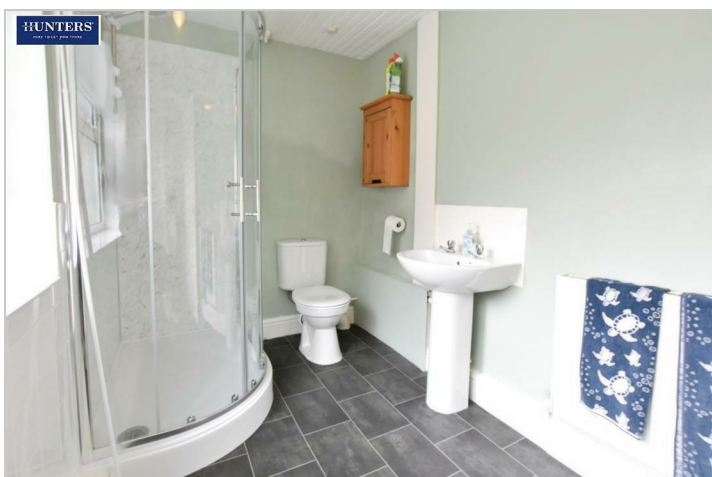
5'11" x 12'4" (1.82m x 3.76m)

Bathroom, with neutral suite.



This ideal first time buyer / family home - which is being offered with no onward chain, briefly comprises; two generous reception rooms, fitted kitchen, ground floor shower room, two double bedrooms and a family bathroom. To the front there is a shared driveway - leading to off road parking to the rear. Also to the rear there is a good sized, private garden, which is predominantly laid to lawn, with patio seating area and summer house. In addition to this the home benefits from a gas central heating system and double glazing.

This property, which is well presented throughout, is located centrally, close to local schools, amenities and bus routes. Also nearby there is Ashby, offering a variety of individual shops, restaurants and a weekly market. Viewing recommended!



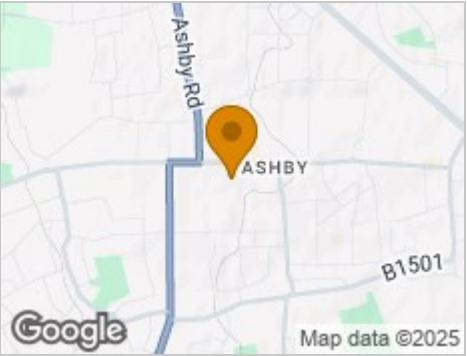
Road Map



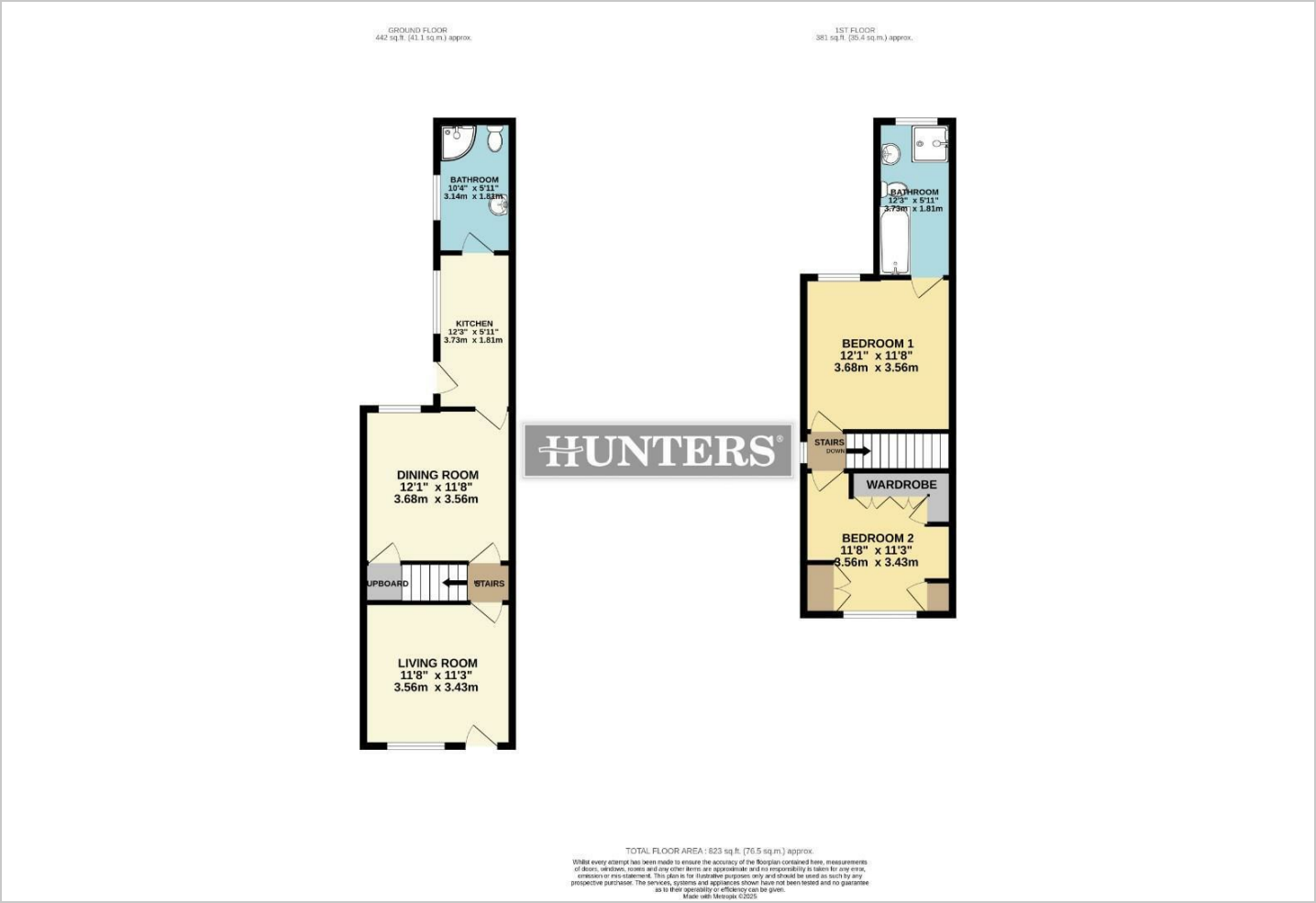
Hybrid Map



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.