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HERE TO GET *you* THERE



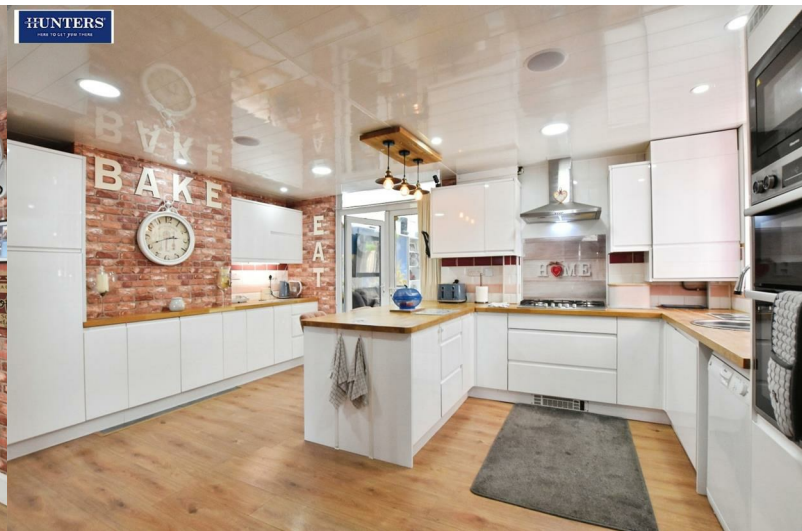
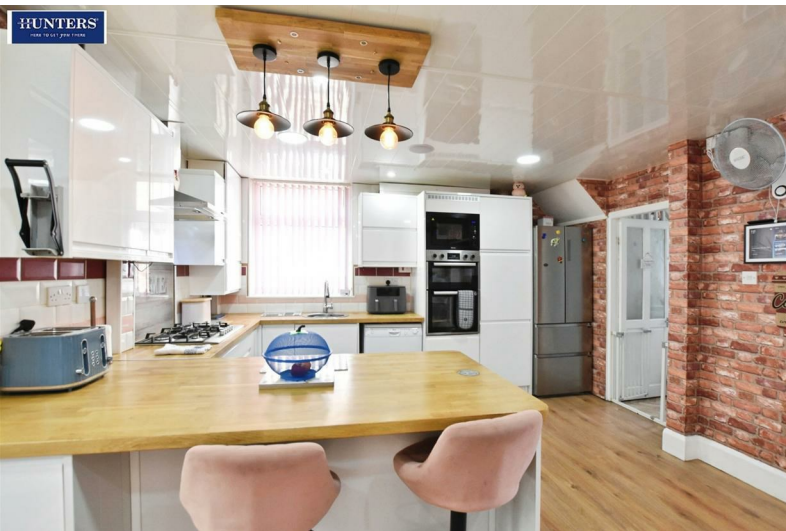
Kenilworth Road

Scunthorpe, DN16 1EX

Offers In The Region Of £175,000



Council Tax: A



44 Kenilworth Road

Scunthorpe, DN16 1EX

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Front

Attractive front to the home, with off road parking sitting adjacent to the driveway - allowing for off-road parking, with wooden gates leading to the garage.

Rear Garden

Well maintained rear garden offering a great outdoor area combining decking and paved patios, A pathway leads towards a detached garage at the far end, with planting and fencing enclosing the garden for privacy. The garden benefits from mature trees along the boundary and backs onto the golf course.

Lounge

11'11" x 11'6" (3.62m x 3.50m)

The lounge features a large bay window, the room includes a traditional fireplace with a wood-burning stove.

Kitchen/Diner

17'2" x 12'11" (5.24m x 3.93m)

This kitchen is both spacious and stylish, with ample units for storage. The kitchen has integrated appliances, including- a oven, hob and extractor fan -with handy breakfast bar. The kitchen also has double doors lead through to the adjoining conservatory.

Conservatory

12'8" x 11'6" (3.87m x 3.50m)

The conservatory offers generous dimensions and double doors opening out to the garden. Its layout flows naturally from the kitchen/diner, providing an ideal spot for casual dining or relaxing while enjoying views of the outdoors. Its layout flows naturally from the kitchen/diner, providing an ideal spot for casual dining or relaxing while enjoying views of the outdoors.

Utility Room / Shower Room

12'4" x 4'8" (3.77m x 1.42m)

The utility room, which also includes a WC and shower, is neatly tucked away adjacent to the conservatory, providing practical space for laundry appliances and additional storage.

Bedroom 1

11'10" x 10'4" (3.60m x 3.15m)

Bedroom 1 is comfortably sized with a large window that fills the room with natural light.

Bedroom 2

13'1" x 10'5" (3.98m x 3.18m)

Bedroom 2 is another well-proportioned double room with a large window that allows light to flood in.

Bedroom 3

9'9" x 6'5" (2.97m x 1.96m)

Bedroom 3 is located at the rear of the home.

Bathroom

6'2" x 5'5" (1.89m x 1.65m)

The bathroom comprises a modern suite with a bathtub and shower over, a basin set into a vanity unit.



Road Map



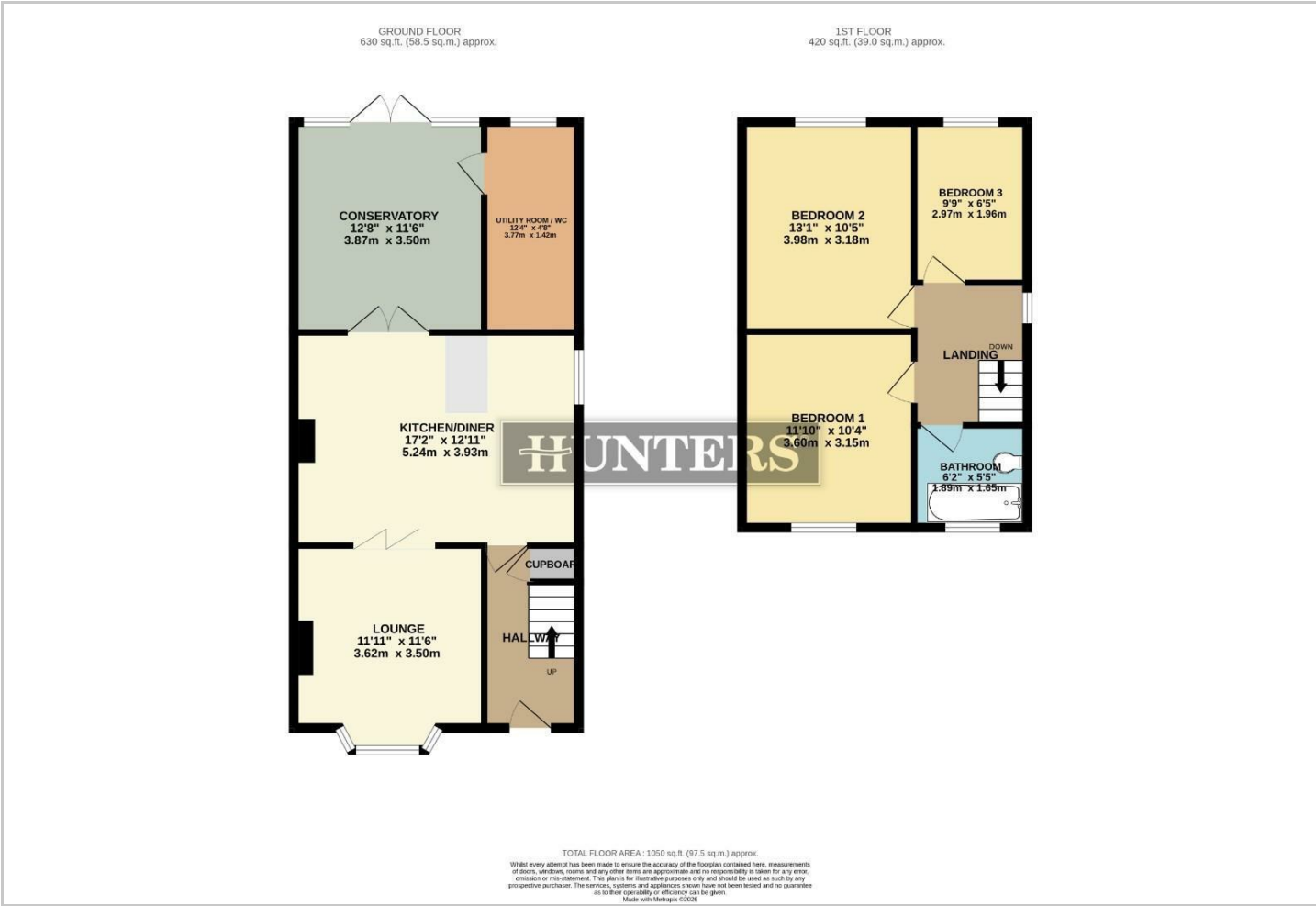
Hybrid Map



Terrain Map



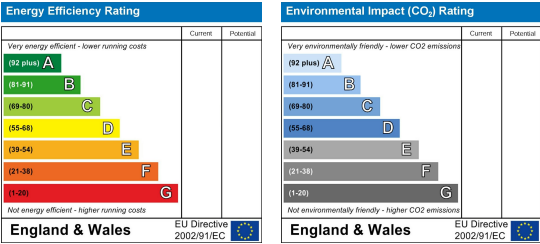
Floor Plan



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.