

HUNTERS®

HERE TO GET *you* THERE



Ennerdale lane

Scunthorpe, DN16 2RW

Offers In The Region Of £155,000



Council Tax: B



44 Ennerdale lane

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Front

A block-paved driveway provides parking for two cars, with the main entrance positioned to the side of the property.

Garden

A beautiful, enclosed and private rear garden, with a patio area ideal for outdoor seating and entertaining. Mature plants and shrubs provide a well-established feel and additional privacy.

Living Room

13'11" x 12'1" (4.25m x 3.70m)

A spacious and welcoming living room offering a comfortable area for relaxing and entertaining. The staircase rises to the first floor.

Kitchen/Diner

12'1" x 8'8" (3.70m x 2.65m)

A well-appointed kitchen/diner with modern fitted units and space for a small dining table. Appliances include a gas hob, oven and extractor fan. French doors open directly onto the rear garden, providing easy access outside and allowing plenty of natural light into the room.

Bedroom 1

12'2" x 8'8" (3.70m x 2.65m)

A bright double bedroom with a large window providing plenty of natural light. The room benefits from fitted wardrobes and a useful storage cupboard.

Bedroom 2

12'2" x 8'10" (3.70m x 2.70m)

A well-proportioned double bedroom with fitted wardrobes, offering a comfortable and versatile space.

Bathroom

8'4" x 5'10" (2.54m x 1.77m)

A modern first-floor bathroom finished with light wall tiles and wood-effect flooring. The suite comprises a walk-in shower enclosure, WC and wash basin.

Situated in the popular and desirable Lakeside area of Scunthorpe, this well-presented two-bedroom semi-detached home offers spacious and comfortable accommodation, an enclosed rear garden and off-road parking. The property is well-suited to first-time buyers, small families or investors, combining well-proportioned living spaces with a modern kitchen and bathroom, while also benefiting from a peaceful residential setting and excellent access to local shops, schools, amenities and transport links. The welcoming entrance hall leads into a bright and spacious living room. The kitchen/diner provides a practical space for both cooking and dining, with French doors opening directly onto the rear garden and patio area. A convenient downstairs WC completes the ground floor. Upstairs, there are two well-proportioned double bedrooms, both with fitted wardrobes, alongside a modern family bathroom with a walk-in shower. Externally, the block-paved driveway provides parking for two cars, while the enclosed rear garden is mainly laid to lawn with a patio area and mature planting, creating a pleasant and private outdoor space. A garden shed provides additional storage. Early viewing is highly recommended to appreciate the accommodation, garden and location on offer.



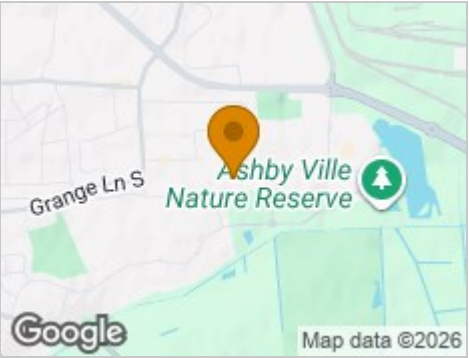
Road Map



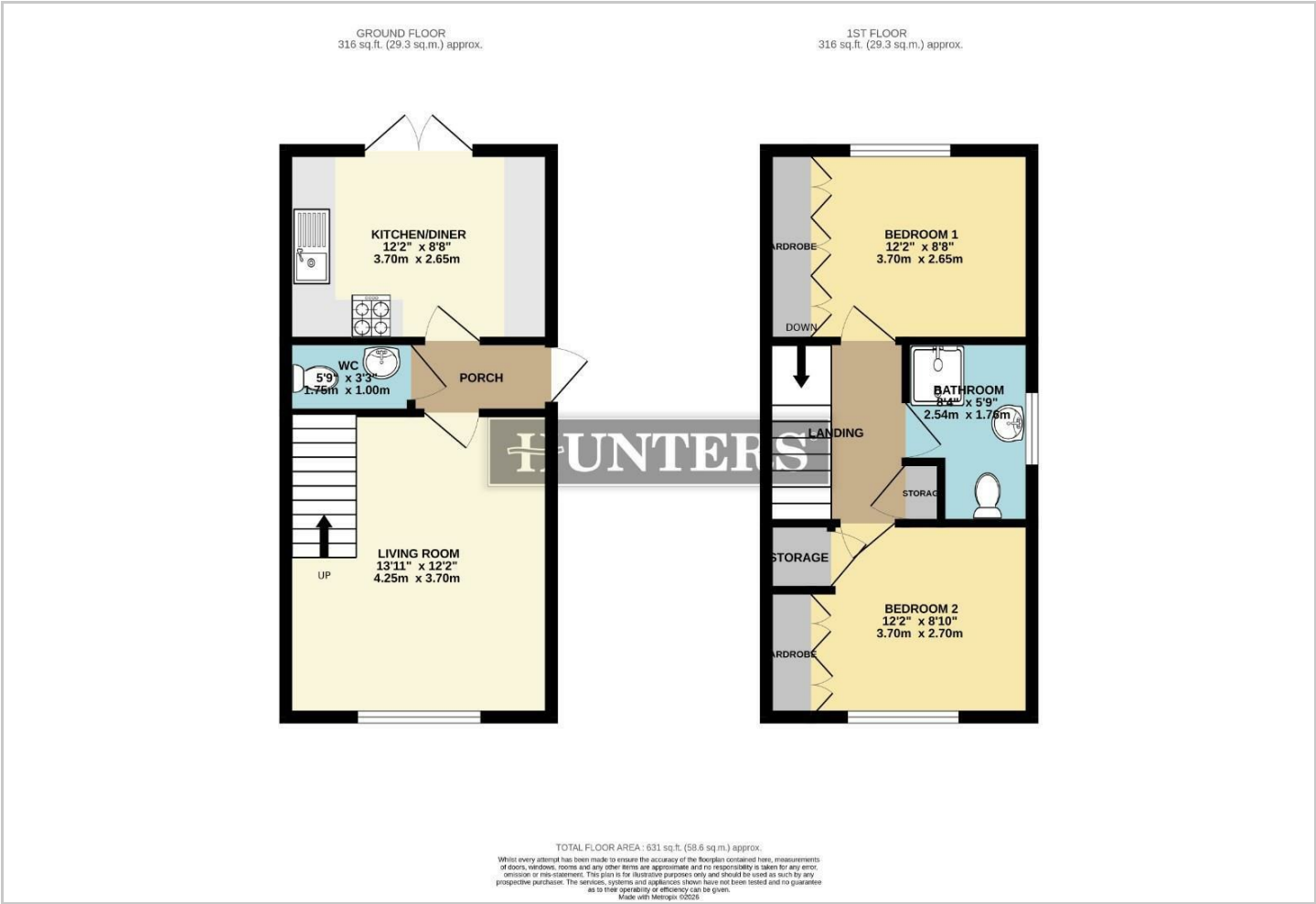
Hybrid Map



Terrain Map



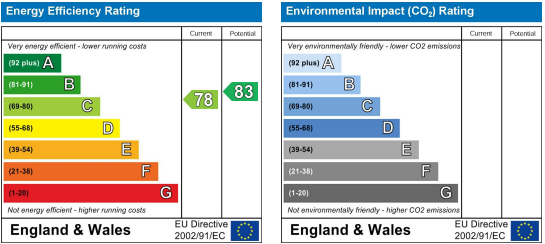
Floor Plan



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.