

# HUNTERS®

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## East Common Lane

Scunthorpe, DN16 1QG

Offers In The Region Of £275,000



Council Tax: A





# 122 East Common Lane

Scunthorpe, DN16 1QG

Offers In The Region Of £275,000



## Front

Attractive front to the home, which offers a gravel area, with mature shrubs and trees, sitting adjacent to the driveway - offering off road parking for several vehicles. The driveway leads to the two garages, benefiting from electrics.

## Garden

Beautifully presented garden to the rear of the home, which offers a good sized, private haven, is predominantly laid to lawn, with patio seating area. This well manicured garden has mature hedges and shrubs and mature flower beds.

## Kitchen / Diner

12'4" x 11'0" (3.76m x 3.36m)

Good sized kitchen / diner to the rear of the home, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob, fridge / freezer and extractor fan, and has a door leading through to the utility area.

## Lounge

13'10" x 12'4" (4.24m x 3.77m)

Neutrally decorated, generously sized lounge to the front aspect of the home.

## Bedroom 1

12'5" x 9'11" (3.79m x 3.03m)

Good sized double bedroom to the ground floor of the home.

## Bedroom 2

12'5" x 8'0" (3.79m x 2.44m)

Bedroom, which is currently used as a study, located on the ground floor of the home.

## Bedroom 3

10'5" x 9'11" (3.19m x 3.03m)

Neutrally decorated double bedroom, to the rear of the home, with sliding doors accessing the garden.

## Bathroom

7'4" x 5'3" (2.26m x 1.61m)

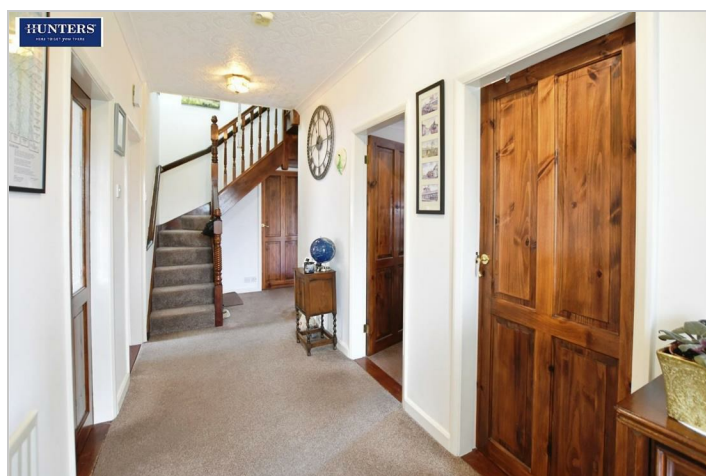
Fully tiled shower room to the ground floor, with walk in shower and neutral suite.

## Bedroom 4

13'11" x 10'7" (4.26m x 3.23m)

Generously sized double bedroom to the first floor, with ample fitted storage.

This attractive and beautifully presented dormer bungalow, which is deceptively spacious internally, briefly comprises; a generous front lounge, fitted kitchen / diner, utility room, wc, three ground floor bedrooms and a shower room - with a further double bedroom to the first floor. To the front of the home there is a gravel area, sitting adjacent to the large driveway, offering ample off road parking, leading to the two garages, benefiting from electric. To the rear of the property there is a large garden - which well manicured garden, which is predominantly laid to lawn, with a patio seating area, with mature shrubs and flower beds. In addition to this the home benefits from a gas central heating system and double glazing. This stunning home is centrally located close to local amenities, schools and bus routes. Also nearby there are recreational areas, ideal for families and dog walks, viewing advised!



Road Map



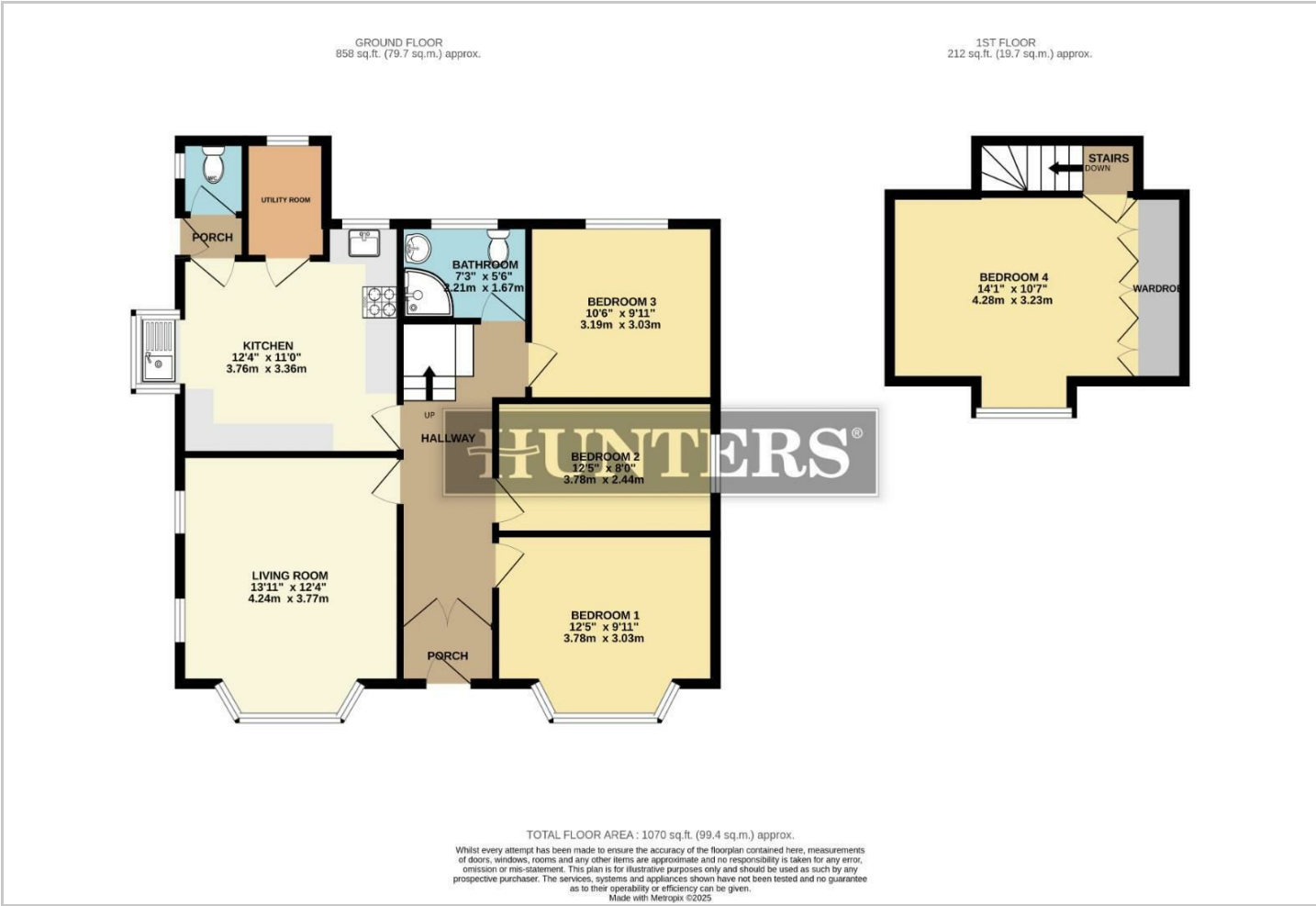
Hybrid Map



Terrain Map



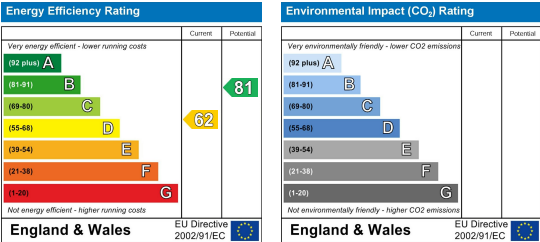
Floor Plan



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.