

# HUNTERS®

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**Temple Road**  
Scunthorpe, DN17 1WE

Offers In Excess Of £140,000



Council Tax: B



# 62 Temple Road

Scunthorpe, DN17 1WE

Offers In Excess Of £140,000



## Front

Front of the home with a grassed area, sitting adjacent to the driveway, which offers off road parking for several vehicles.

## Garden

Garden to the rear, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with fencing, offering a degree of privacy to the area.

## Kitchen / Diner

11'8" x 13'8" (3.58m x 4.19m)

Fitted kitchen / diner to the front aspect of the property, which offers ample wall and floor units for storage. The kitchen also benefits from an integral hob, oven and extractor fan and has a door leading to the lounge.

## Lounge

14'8" x 11'3" (4.48m x 3.44m)

Well presented lounge to the rear of the home, which has patio doors leading to the handy conservatory at the rear.

## Conservatory

12'3" x 10'2" (3.75m x 3.11m)

Bright and neutrally decorated conservatory to the rear aspect, with double doors accessing the garden.

## Ground Floor wc

## Bedroom 1

14'7" x 10'5" (4.47m x 3.18m)

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

## Bedroom 2

8'0" x 10'4" (2.46m x 3.16m)

Double bedroom to the rear of the home.

## Bedroom 3

6'9" x 6'5" (2.08m x 1.96m)

## Bathroom

8'6" x 5'3" (2.60m x 1.61m)

Bathroom with neutral white suite.

This ideal first time buyer / family home, which is well presented throughout, briefly comprises; a fitted kitchen / diner, good sized lounge, conservatory, ground floor wc, three bedrooms and a bathroom. To the front of the home there is a grassed area, which sits adjacent to the driveway, offering off road parking. To the rear of the property there is an enclosed garden, which is predominantly laid to lawn, with a patio seating area.

This home is centrally located, close to local schools, amenities and bus routes. Also nearby there is Ashby, offering a variety of shops, restaurants and a weekly market. Viewing advised!



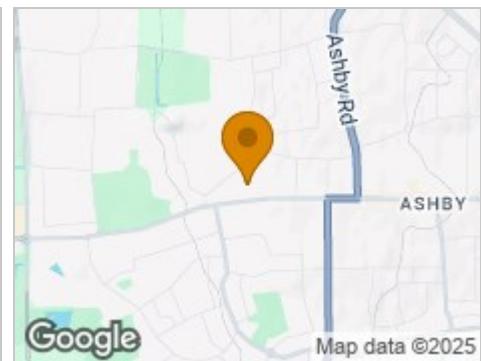
## Road Map



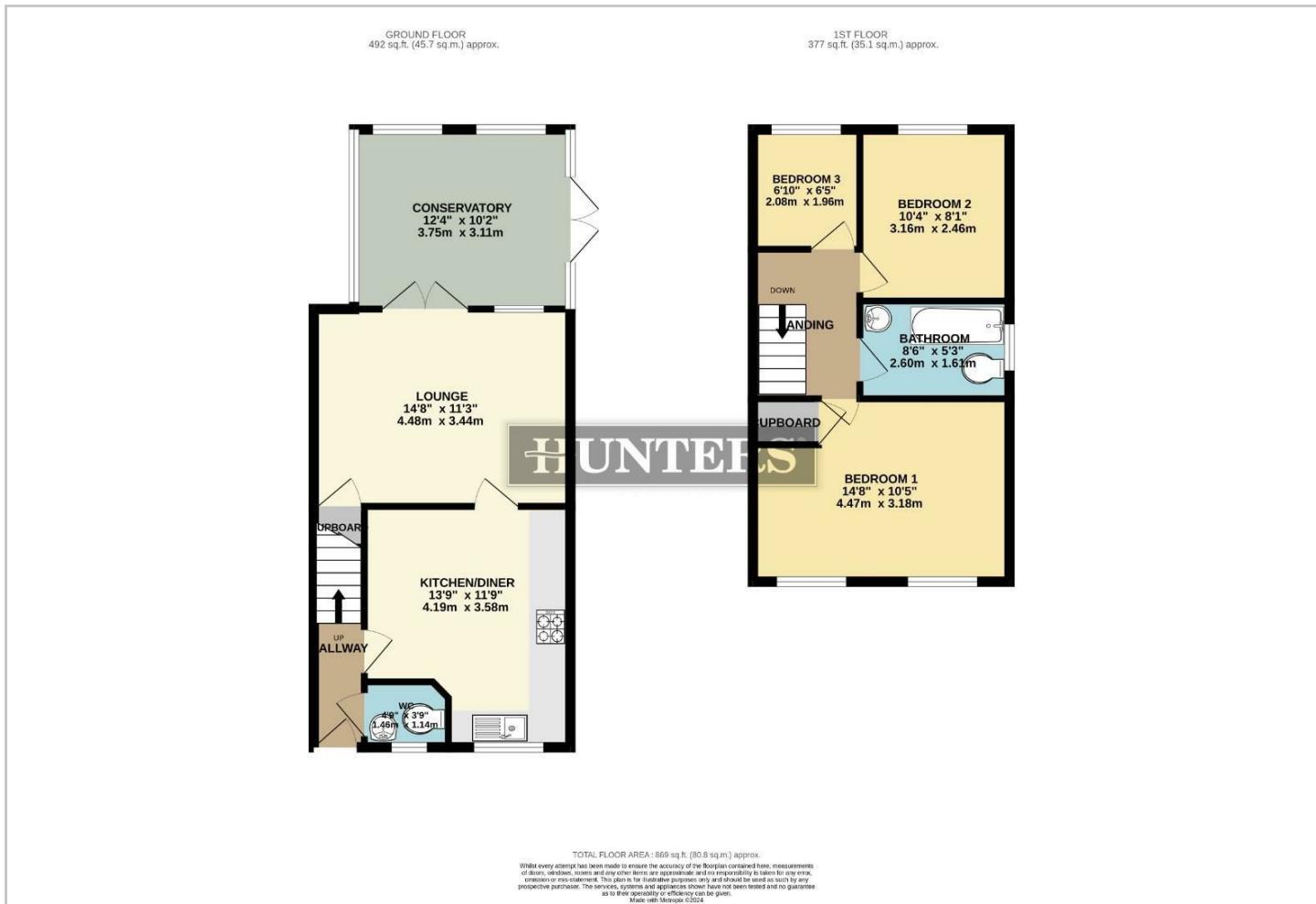
## Hybrid Map



## Terrain Map



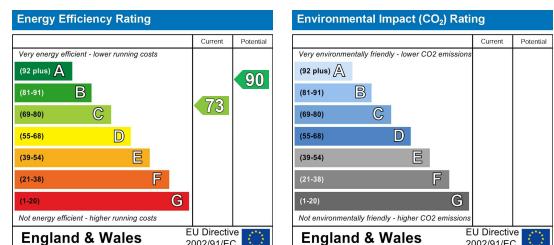
## Floor Plan



## 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.