

# HUNTERS®

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## Rowland Road Scunthorpe, DN16 1SX

Offers In The Region Of £130,000



Council Tax: A



# 79 Rowland Road

Scunthorpe, DN16 1SX

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## Front

Attractive front of the home, offering a gated driveway, with ample off road parking.

## Garden

Enclosed garden to the rear, which is predominantly laid to lawn, with a decked seating area. The garden also benefits from a wooden summer house.

## Kitchen

6'2" x 20'2" (1.89m x 6.16m)

Kitchen to the rear of the home, with ample wall and floor units for storage. The kitchen also benefits from an integrated oven, microwave and hob.

## Lounge / Diner

12'4" x 23'9" (3.78m x 7.25m)

Generously sized, neutrally decorated lounge / diner - offering an ideal space for family gatherings and entertaining. The dining area has double doors leading through to the conservatory.

## Conservatory

10'2" x 13'2" (3.10m x 4.03m)

Handy conservatory to the rear aspect of the home, with double doors accessing the garden - offering a bright and spacious area.

## Bathroom

7'5" x 5'6" (2.27m x 1.69m)

Bathroom with neutral suite.

## Bedroom 1

10'11" x 11'0" (3.35m x 3.37m)

Generous double bedroom to the front of the home, with fitted storage.

## Bedroom 2

10'11" x 10'7" (3.35m x 3.25m)

Double bedroom to the rear, with fitted storage.

## Bedroom 3

7'5" x 7'1" (2.28m x 2.16m)



## Road Map



## Hybrid Map



## Terrain Map



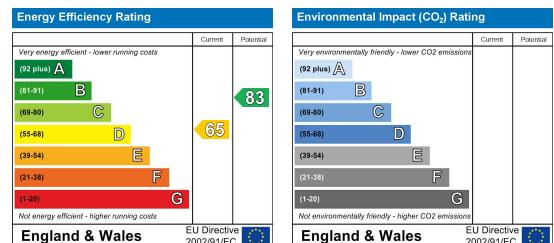
## Floor Plan



## 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.