

HUNTERS®

HERE TO GET *you* THERE



Lapwing Way

Scunthorpe, DN16 3WN

Offers In The Region Of £150,000



Council Tax: C



21 Lapwing Way

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Front

Front of the home, with a driveway, offering off road parking, leading to the integral garage.

Garden

Garden, which overlooks Ashby Ville Nature Reserve 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

14'7" x 9'3" (4.46m x 2.84m)

Modern kitchen / diner to the rear of the property, which has ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob and extractor fan and has double doors accessing the rear garden.

Lounge

12'6" x 14'7" (3.83m x 4.46m)

Neutrally decorated lounge to the first floor of the home, with a window overlooking the nature reserve.

Bedroom 3

7'8" x 12'10" (2.35m x 3.93m)

Double bedroom to the first floor of the home.

Bedroom 1

8'9" x 11'10" (2.67m x 3.62m)

Double bedroom to the second floor of the property, benefiting from an en-suite shower room and fitted storage.

En-Suite

4'7" x 5'3" (1.42m x 1.62m)

EN-suite shower room to bedroom 1.

Bedroom 2

11'1" x 11'8" (3.40m x 3.58m)

Double bedroom to the second floor, benefiting from fitted storage.

Bathroom

5'6" x 6'10" (1.69m x 2.10m)

Bathroom with neutral suite.

This neutrally decorated deceptively spacious property, with versatile living over three floors. The home briefly comprises; a ground floor kitchen / diner, bedroom and lounge to the first floor and a further two double bedrooms to the second floor, one with an en-suite shower room, and a family bathroom. To the front of the home there is a driveway, offering off road parking, leading to the integral garage, which benefits from electrics. The rear of the home overlooks the Ashby Ville Nature Reserve, and predominantly laid to lawn with a patio seating area. In addition to this the home benefits from a gas central heating system and double glazing.

This property is located centrally, close to local schools, amenities and transportation links. Also nearby there are the picturesque walks of Bottesford Beck and Ashby Ville - ideal for families and dog walks. Viewing advised!



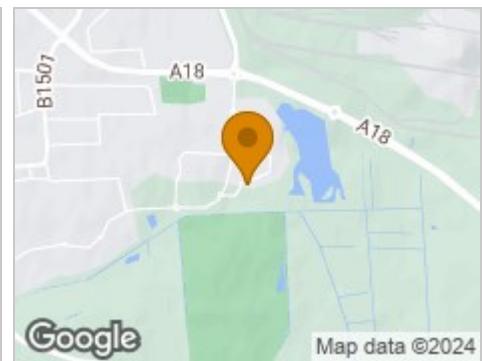
Road Map



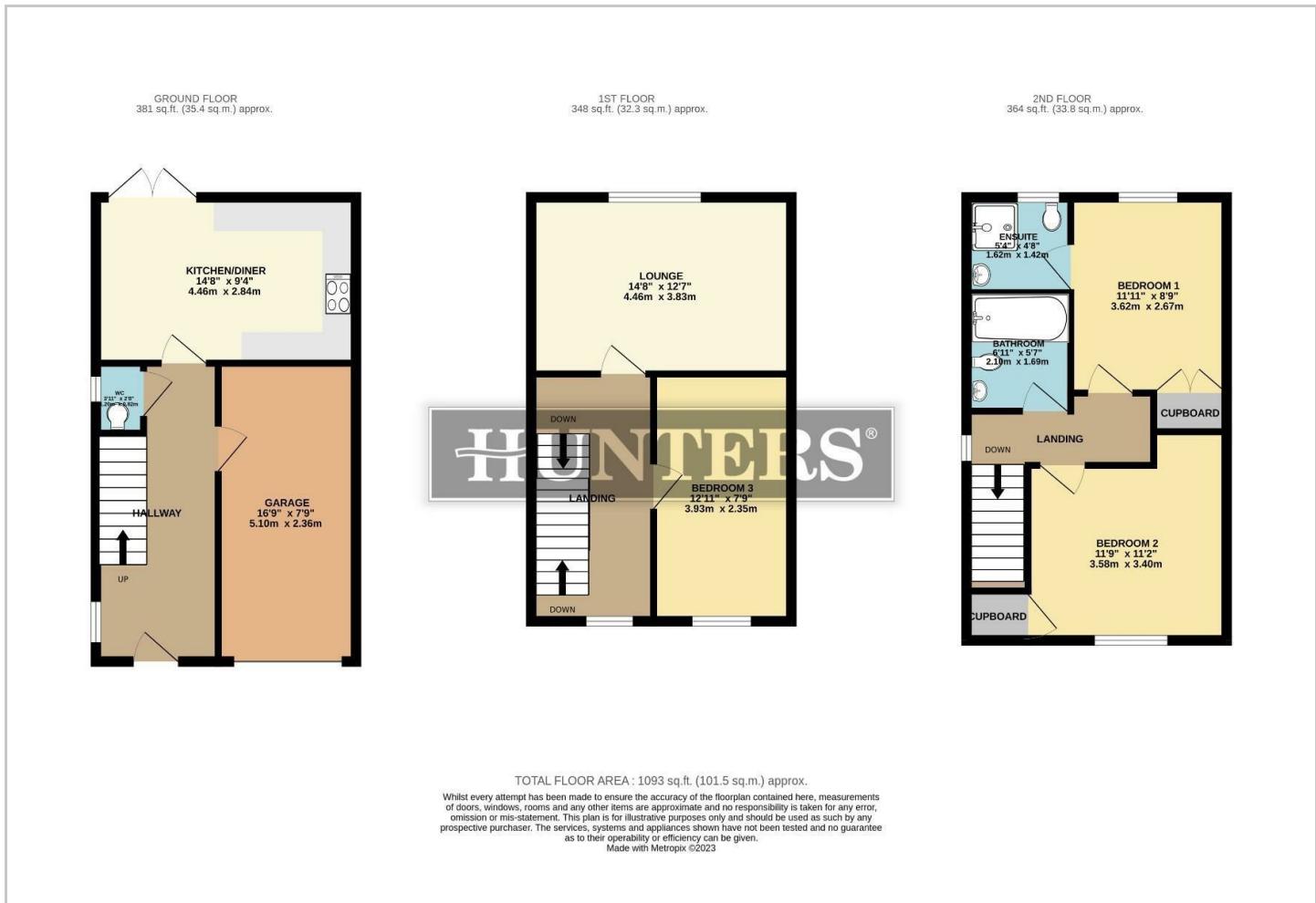
Hybrid Map



Terrain Map



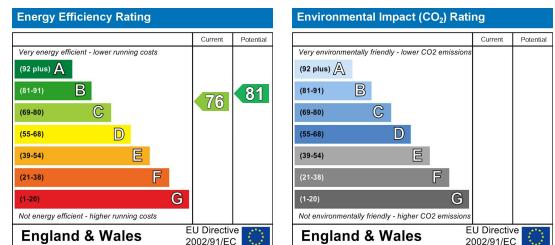
Floor Plan



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.