

HUNTERS®

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Shipton Road

Scunthorpe, DN16 3HH

Offers In The Region Of £125,000



Council Tax: A



11 Shipton Road

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Front

Attractive front of the home with an enclosed grassed area, borders and with a footpath to front.

Drive

The property includes a private parking space accessed via a gated driveway at the rear. This area offers secure parking and additional storage with a wooden shed adjacent to the parking space.

Lounge

14'2" x 14'8" (4.34m x 4.48m)

This well-proportioned lounge features a charming fireplace as its focal point, surrounded by a striking floral patterned wall. The room benefits from ample natural light through a large window, creating a cosy and inviting atmosphere, enhanced by warm wooden flooring and neutral wall tones.

Kitchen/Diner

21'2" x 11'9" (6.46m x 3.59m)

A bright and spacious kitchen/diner that combines practicality with a comfortable dining space. It is fitted with light wood cabinetry and a range of integrated appliances including an oven and gas hob, the area also includes a washing-machine and a tumble dryer. The area is complemented by modern grey flooring and a tasteful feature wall with a stone effect, while sliding doors provide direct access to the conservatory and garden beyond.

Conservatory

10'0" x 6'11" (3.06m x 2.11m)

The conservatory offers a bright, airy space with large windows on three sides, inviting plenty of natural light and views over the garden. It is finished with a smart tiled floor and has double doors that

open out onto the patio, making it a perfect spot to relax or entertain whilst enjoying the garden surroundings.

Hallway

The hallway provides a welcoming entrance to the home, featuring modern flooring that continues throughout the ground floor. A staircase with a tasteful carpet runner leads to the first floor landing.

Bedroom 1

12'0" x 10'11" (3.67m x 3.34m)

This main bedroom is bright and inviting, with a large window allowing natural light to fill the space. It features modern flooring and is decorated in soft, calming tones. The room comfortably accommodates a double bed and additional furniture, providing a restful retreat.

Bedroom 2

12'10" x 12'2" (3.92m x 3.72m)

Bedroom 2 is a generously sized double room with a large window that fills the space with light. It has modern flooring and neutral walls, making it a versatile space suitable for various uses including as a guest room or home office.

Bedroom 3

The third bedroom is a smaller, cosy room decorated in light tones and fitted with modern flooring. It is well suited as a single bedroom, nursery, or study space, benefitting from a window that allows in natural light.

Bathroom

7'10" x 5'5" (2.39m x 1.64m)

The family bathroom features a white suite with a

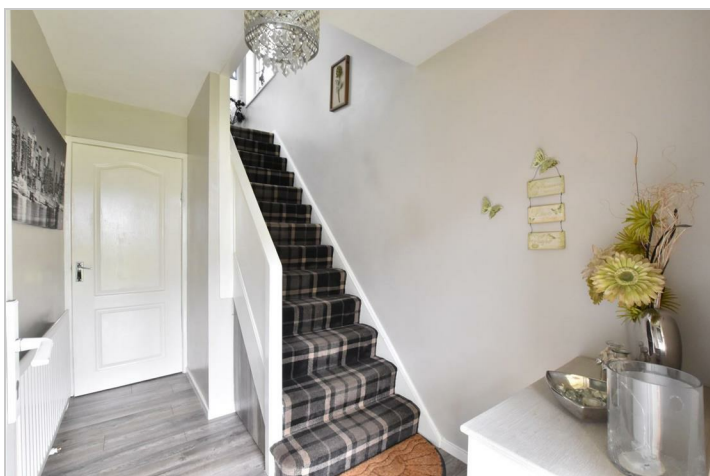
bathtub and shower over, a wash basin with a vanity unit beneath, and a close coupled WC. The walls around the bath are tiled in a stylish grey stone effect, complementing the overall clean and fresh look of the room.

Landing

The landing at the top of the stairs is bright and spacious, finished with a stylish plaid carpet that runs up the stairs and across the floor. It offers access to all three bedrooms and the family bathroom, with neutral walls providing a clean and fresh backdrop.

Rear Garden

The rear garden is a generous size and mainly laid out to lawn, bordered by fencing that provides privacy. A paved patio area sits immediately outside the conservatory, perfect for outdoor seating and entertaining. The garden features mature shrubs and a pathway leading to a rear gate, with additional space for garden storage or other uses.



Road Map



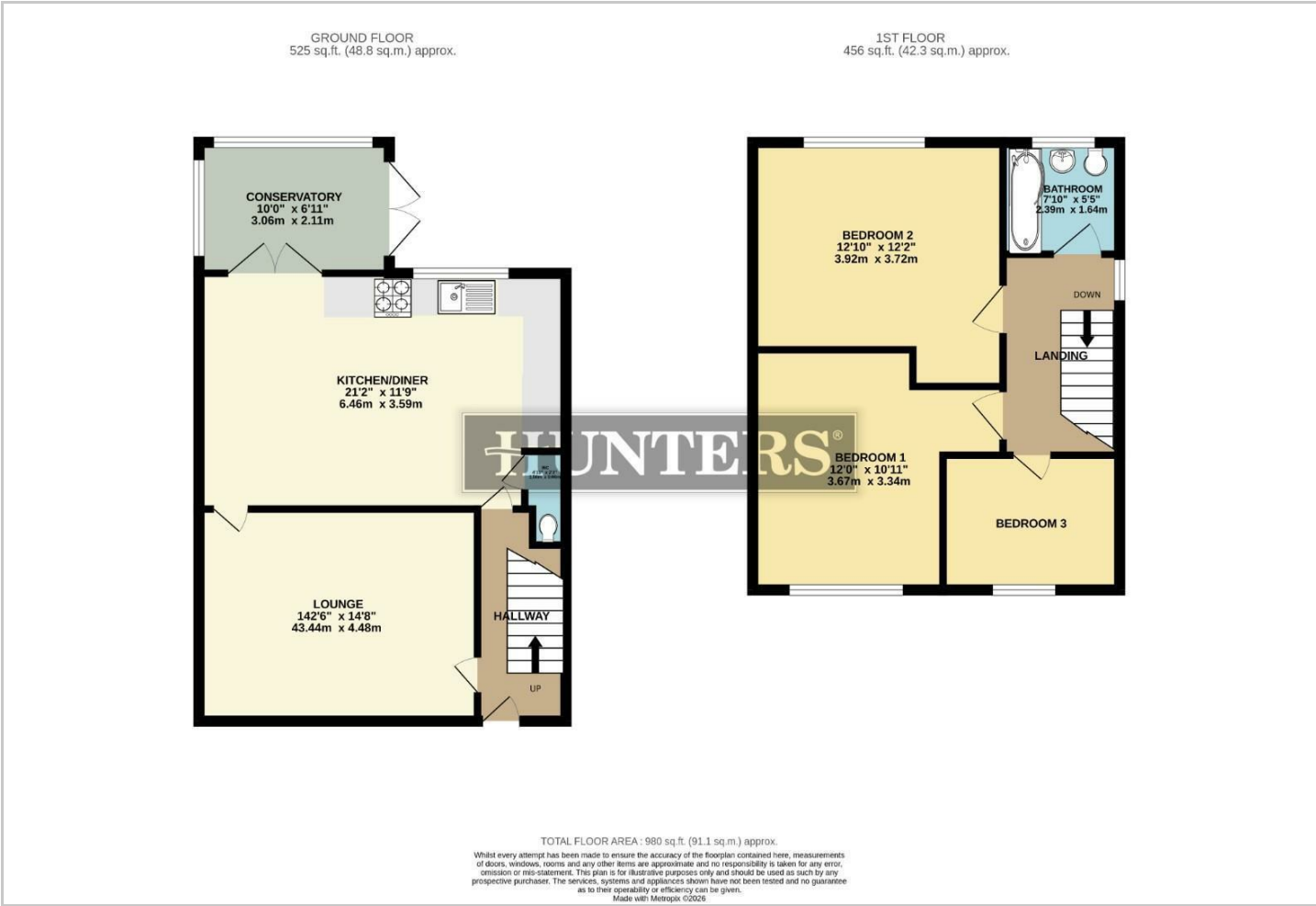
Hybrid Map



Terrain Map



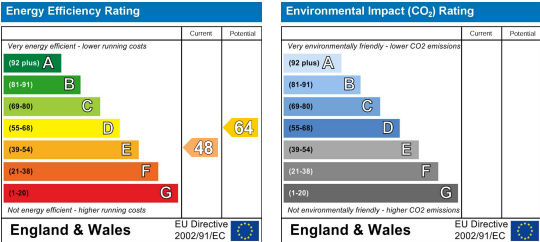
Floor Plan



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.