

# HUNTERS®

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**Laurel Way**

Scunthorpe, DN16 3GT

Asking Price £220,000



Council Tax: D



# 17 Laurel Way

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## Kitchen/Diner

25'2" x 12'8" (7.66m x 3.85m)

This open-plan kitchen and dining area is spacious and bright, featuring a wood-effect floor and an ample dining table that comfortably seats six. The kitchen is well-equipped with modern white cabinetry, a large sink beneath a wide window, a freestanding cooker, dishwasher, and space for additional appliances. Patio doors open out to the garden, flooding the space with natural light and providing easy access to the outdoor decking area, perfect for entertaining and family gatherings.

## Utility Room

7'3" x 6'4" (2.22m x 1.94m)

The utility room offers practical space with tiled flooring, dark painted walls, and fitted cupboards above the work surface. It houses a washing machine and additional appliances with a rear door providing outside access.

## Living Room

17'3" x 12'10" (5.27m x 3.91m)

The living room, located on the first floor, is generously sized with light wood-effect flooring and neutral walls, creating a comfortable sitting space. Large windows allow plenty of daylight and views out to the garden.

## Hallway

The entrance hallway welcomes you with patterned tiled flooring and neutral walls, featuring stairs leading to the upper floors and access to the ground floor cloakroom.

## Rear Garden

The well maintained rear garden combines a raised

decking area with steps down to a neat lawn bordered by mature shrubs and plants. The deck provides a pleasant space for outdoor seating and socialising, with fencing enclosing the garden for privacy.

## Bedroom 1

12'8" x 10'11" (3.85m x 3.33m)

This double bedroom, located on the first floor, is a peaceful retreat with a large window letting in natural light, a carpeted floor, and a striking feature wall with blue and grey textured wallpaper. It comfortably accommodates a double bed, bedside tables, and a white wardrobe, with a door leading to the en-suite shower room.

## Ensuite

7'3" x 6'4" (2.22m x 1.94m)

The en-suite shower room adjoining Bedroom 1 features a modern walk-in shower with glass door, a white vanity unit with basin, and a toilet. The décor is clean and contemporary with light grey walls and a window for natural light.

## Bedroom 2

12'8" x 10'11" (3.85m x 3.33m)

This double bedroom, located on the second floor of the home, is another spacious double room with a large window, neutral carpet, and light walls. It offers ample space for bedroom furniture and enjoys plenty of natural light.

## Bedroom 3

12'10" x 10'11" (3.91m x 3.33m)

This double bedroom is located on the second floor and is comfortably sized with a large window and carpeted flooring.

## Bedroom 4

9'5" x 8'7" (2.88m x 2.62m)

Bedroom 4 is a smaller double room with carpeted flooring and a window overlooking the outside. It is currently arranged with a small desk and shelving, making it ideal for a home office or child's bedroom.

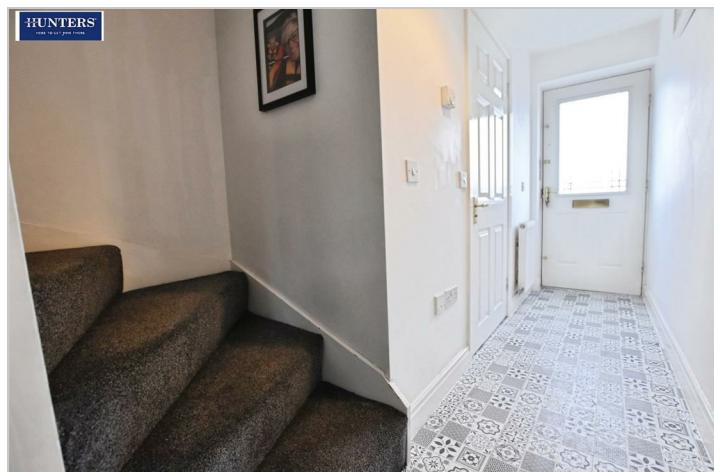
## Bathroom

7'3" x 6'5" (2.22m x 1.96m)

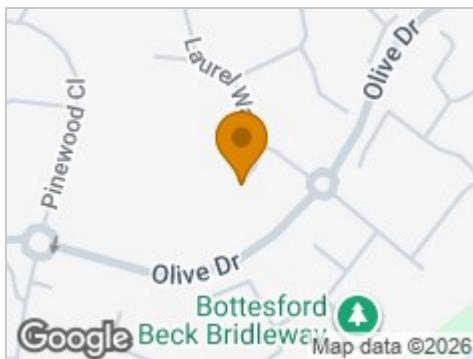
The family bathroom is fitted with a modern white suite including a bath with overhead shower, a pedestal basin, and a close-coupled toilet. The walls are finished with a stylish, light grey textured panel and the flooring complements the clean look of the room.

## WC

The ground floor cloakroom is fitted with a WC and wash hand basin, providing a convenient facility for guests.



## Road Map



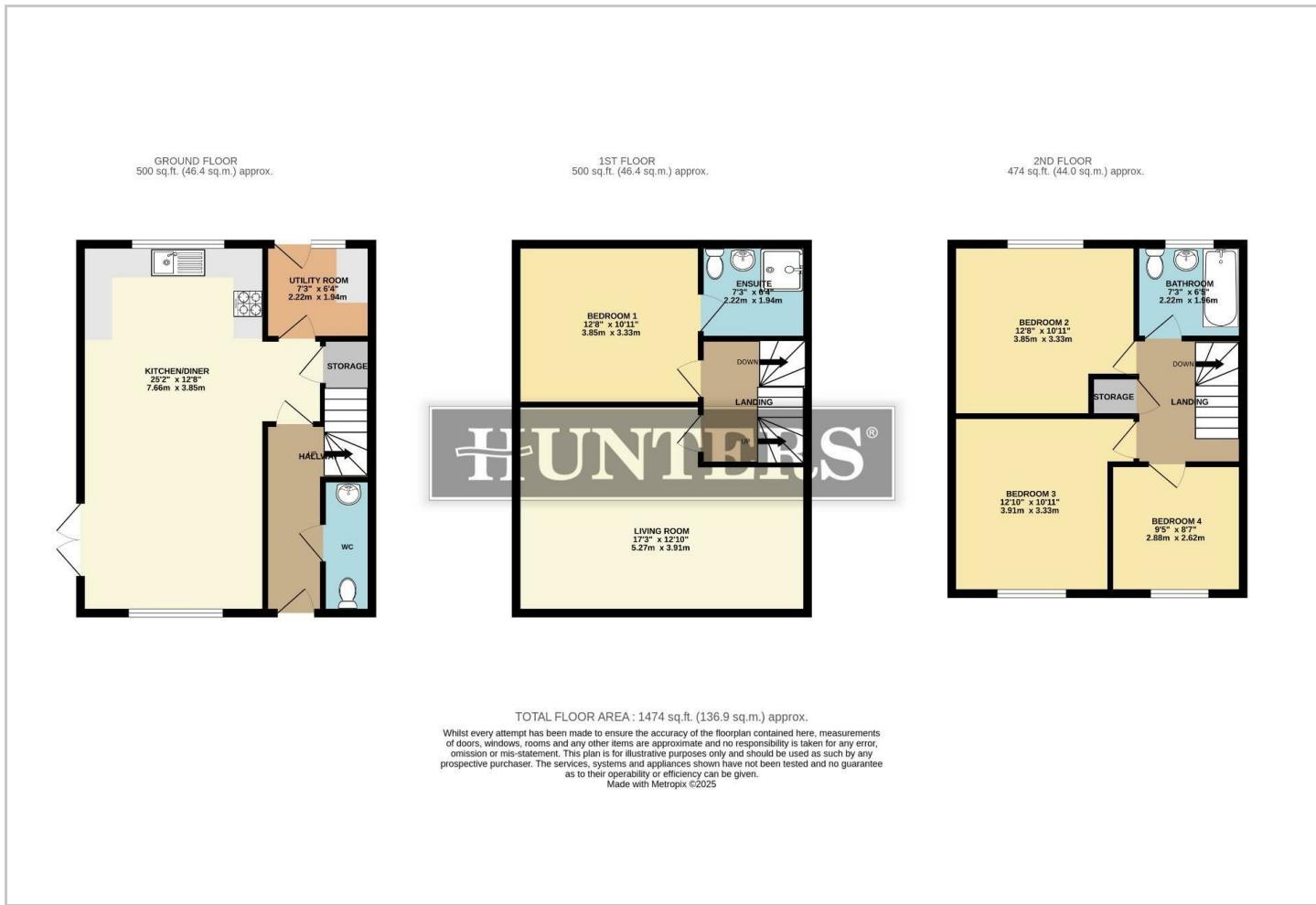
## Hybrid Map



## Terrain Map



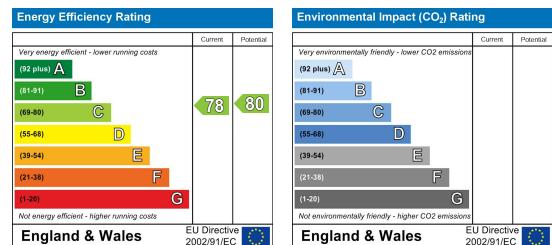
## Floor Plan



## 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.