

# HUNTERS®

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## Queensway

Scunthorpe, DN16 2BZ

Offers In The Region Of £168,000



Council Tax: B





# 39 Queensway

Scunthorpe, DN16 2BZ

Offers In The Region Of £168,000



## Front

Front of the home with a grassed area, sitting adjacent to the driveway, which offers off road parking leading to the garage.

## Garden

Good sized, private rear garden, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with mature shrubs and trees - offering a degree of privacy to the area.

## Lounge

11'10" x 13'5" (3.62m x 4.09m)

Generous lounge to the front of the home, with a bay window allowing ample light into the area. The lounge has sliding doors leading to the second reception room - which can be opened out to create a larger open space - ideal for entertaining.

## Reception Room

10'10" x 16'7" (3.31m x 5.06m)

Good sized second reception room to the rear of the home, with sliding doors leading to the garden.

## Kitchen

9'1" x 12'9" (2.77m x 3.89m)

Fitted kitchen to the rear of the home, with wall and floor units for storage. The kitchen leads through to the handy utility room.

## Utility Area with WC

## Bedroom 1

11'9" x 11'11" (3.59m x 3.64m)

Double bedroom to the front of the home, benefiting from ample fitted storage.

## Bedroom 2

10'9" x 11'10" (3.30m x 3.62m)

Double bedroom to the rear, with fitted storage.

## Bedroom 3

8'1" x 8'7" (2.48m x 2.62m)

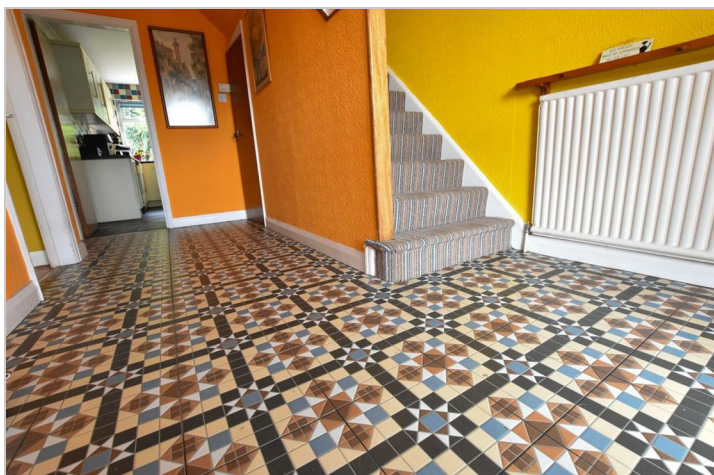
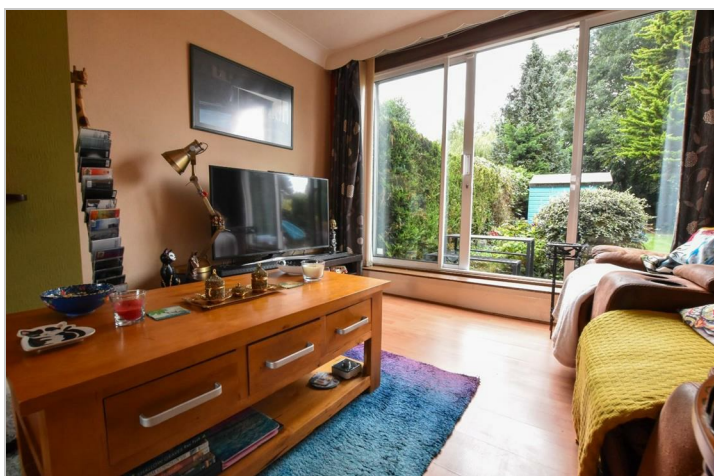
## Bathroom

8'11" x 8'7" (2.74m x 2.63m)

Family bathroom, with fitted storage.

This ideal first time buyer / family home, which is deceptively spacious throughout, briefly comprises; two generous reception rooms, fitted kitchen, utility room, ground floor wc, three bedrooms and a bathroom. To the front of the home there is a driveway, with off road parking, leading to the garage. To the rear of the property there is a good sized, private garden, which is 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 great family home is centrally located, close to local schools, amenities and transportation links. Nearby there is Central Park - a large recreational space, with play area, splash pad and woodland walks - ideal for families and dog walks.





Road Map



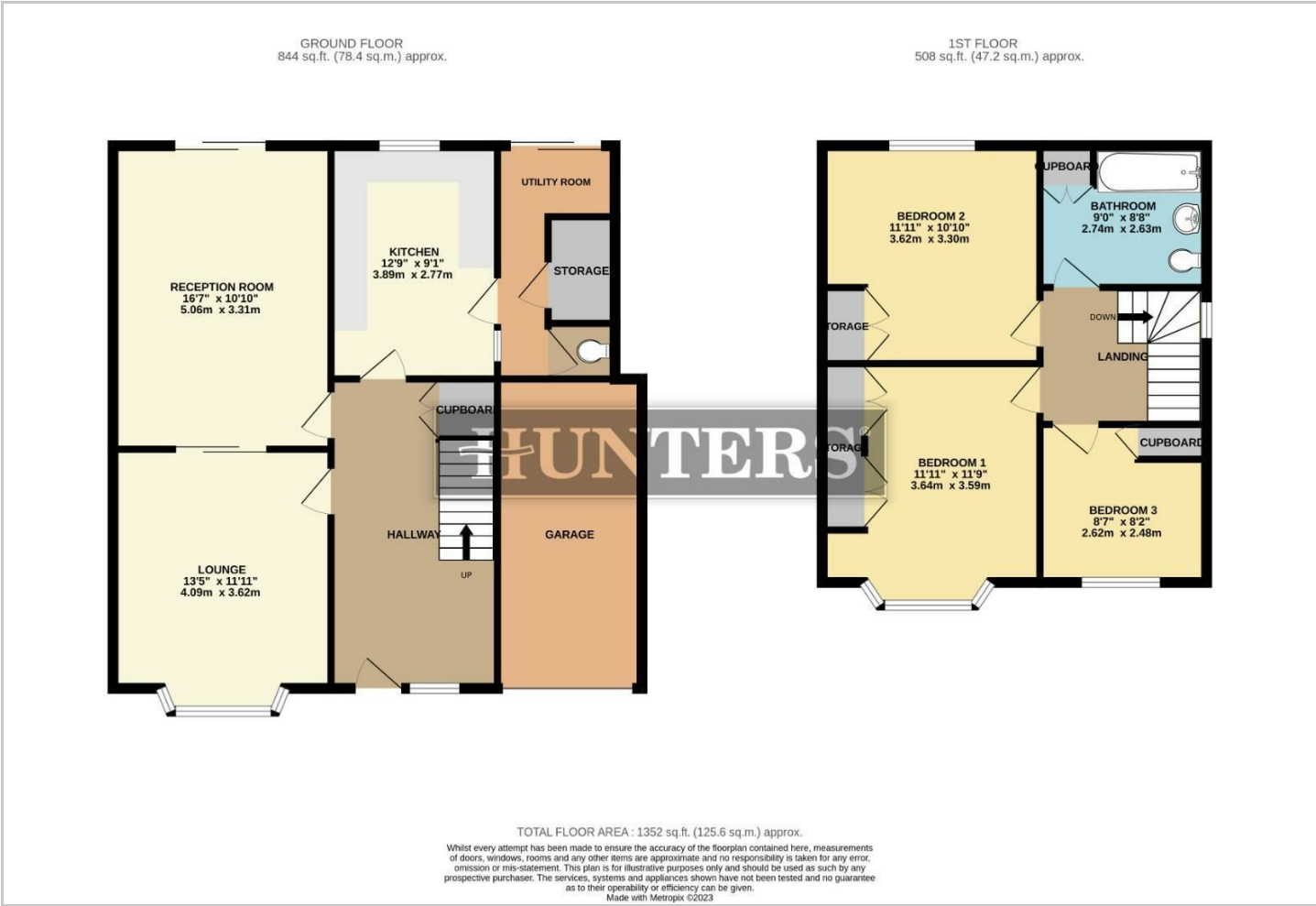
Hybrid Map



Terrain Map



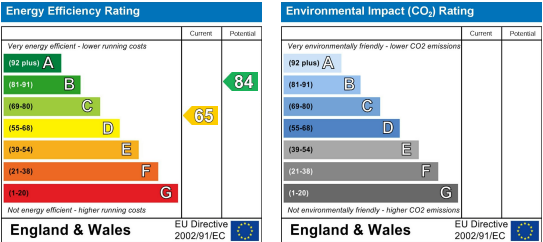
Floor Plan



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.