

# HUNTERS®

HERE TO GET *you* THERE



Chancel Road

Scunthorpe, DN16 3LD

Chain Free £150,000



Council Tax: A



# 22 Chancel Road

Scunthorpe, DN16 3LD

Chain Free £150,000



## Front

Attractive front of the home, with well maintained gardens to the front and side, with a driveway - offering ample off road parking - leading to the detached garage.

## Lounge

12'11" x 14'1" (3.94m x 4.31m)

Generous lounge to the front aspect of the home.

## Dining Room

8'9" x 9'10" (2.69m x 3m)

Dining room to the rear, which leads through to the lounge area. There is also a sliding door accessing the kitchen.

## Kitchen

9'11" x 11'5" (3.03m x 3.48m)

Fitted kitchen to the rear of the home, with ample wall and floor units for storage.

## Bedroom 1

14'1" x 10'8" (4.31m x 3.27m)

Generous double bedroom, with ample fitted storage.

## Bedroom 2

11'3" x 11'1" (3.45m x 3.39m)

Neutrally decorated double bedroom to the rear of the home.

## Bedroom 3

7'10" x 8'3" (2.41m x 2.53m)

Good sized third bedroom.

## Bathroom

5'10" x 7'10" (1.80m x 2.39m)

Bathroom, with a neutral suit which benefits an overhead shower.

## Garden

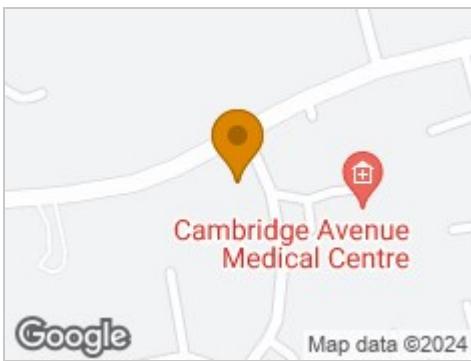
Gardens to the side and front of the home, which are predominantly laid to lawn.

This well maintained family home, which is spacious internally, briefly comprises; a generous front lounge, dining room, fitted kitchen, three good sized bedroom and bathroom. Externally the home has gardens to the front and side, which are predominantly laid to lawn; there is also a driveway, offering off road parking, leading to the detached garage. In addition to this the property benefits from a gas central heating system and double glazing.

This home is centrally located, close to local schools, amenities and bus routes. Nearby there is Ashby High Street, offering a variety of individual shops and restaurants and a weekly market. Viewing recommended!



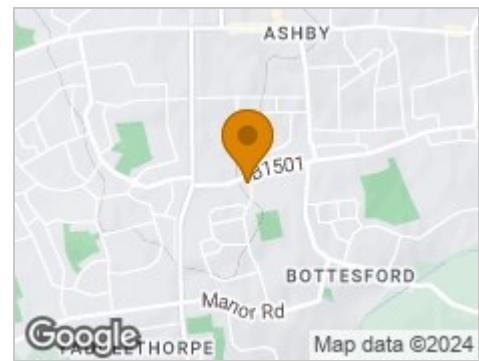
## Road Map



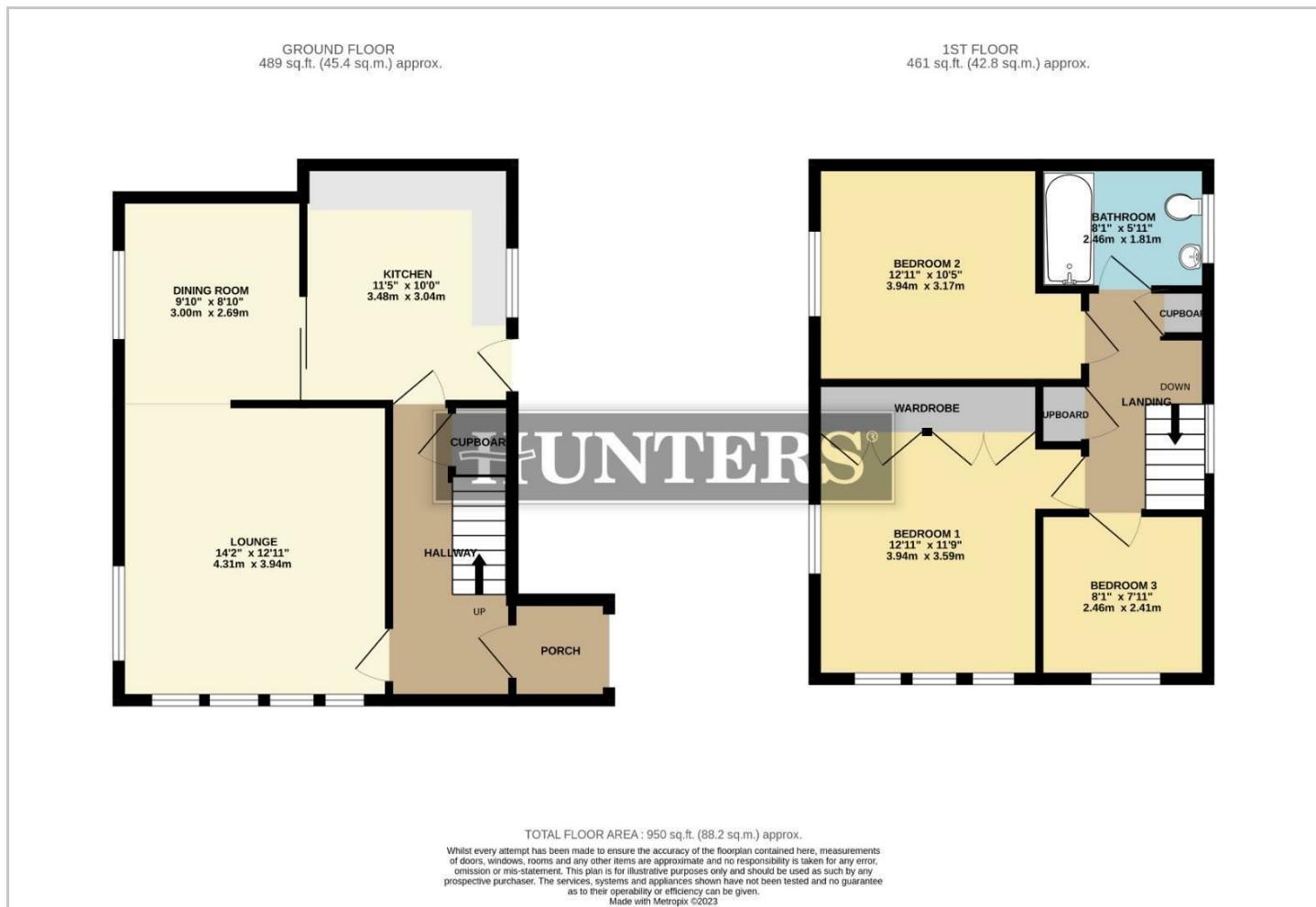
## Hybrid Map



## Terrain Map



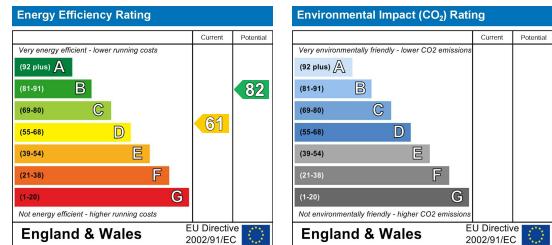
## Floor Plan



## 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.