

# HUNTERS®

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## Lancaster Road

Scunthorpe, DN16 3JL

Offers In The Region Of £185,000



Council Tax: C



# 2 Lancaster Road

Scunthorpe, DN16 3JL

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## Front

Attractive front to the home, with a driveway offering off road parking for several vehicles, leading to the garage - which benefits from an electric door and electrics.

## Garden

Enclosed garden to the rear of the home, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with mature hedging, offering a degree of privacy to the area.

## Lounge

13'11" x 17'2" (4.25m x 5.25m)  
Neutrally decorated lounge to the front of the property.

## Kitchen / Diner

10'5" x 18'4" (3.18m x 5.61m)  
Fitted kitchen / diner to the front of the property, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob and extractor fan.

## Conservatory

9'9" x 12'10" (2.99m x 3.92m)  
Handy conservatory to the rear of the home, overlooking the garden.

## Bedroom 1

10'4" x 13'5" (3.17m x 4.10m)  
Generous bedroom to the rear aspect of the home, with sliding door leading to the conservatory. Could also be used as a further reception room depending on requirements.

## Bedroom 2

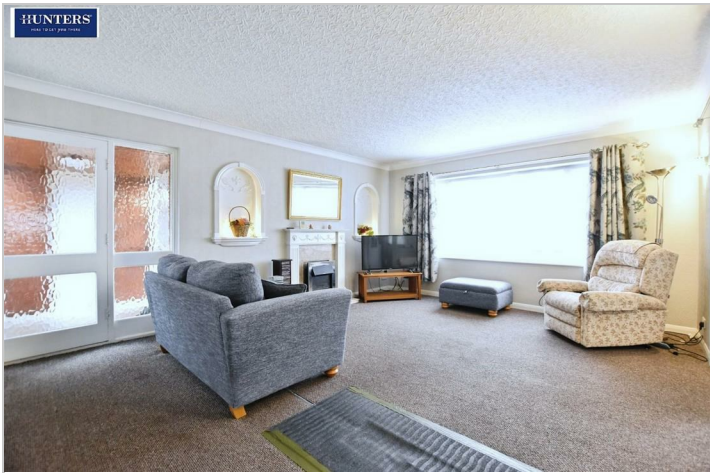
10'1" x 8'11" (3.08m x 2.72m)  
Neutrally decorated double bedroom to the rear aspect of the bungalow.

## Bathroom

10'0" x 6'5" (3.07m x 1.97m)  
Bathroom, with neutral suite.



This attractive bungalow, which would be an ideal downsize home, briefly comprises; fitted kitchen / diner, lounge, conservatory, two double bedrooms and a bathroom. To the front of the home there is a driveway, offering off road parking, leading to the garage. To the rear of the home there is an enclosed rear garden, which is 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 home, which is being offered with no onward chain, is located centrally, close to local schools, amenities and bus routes. Nearby there is Ashby., offering a variety of shops, restaurants and a weekly market. Viewing advised!



Road Map



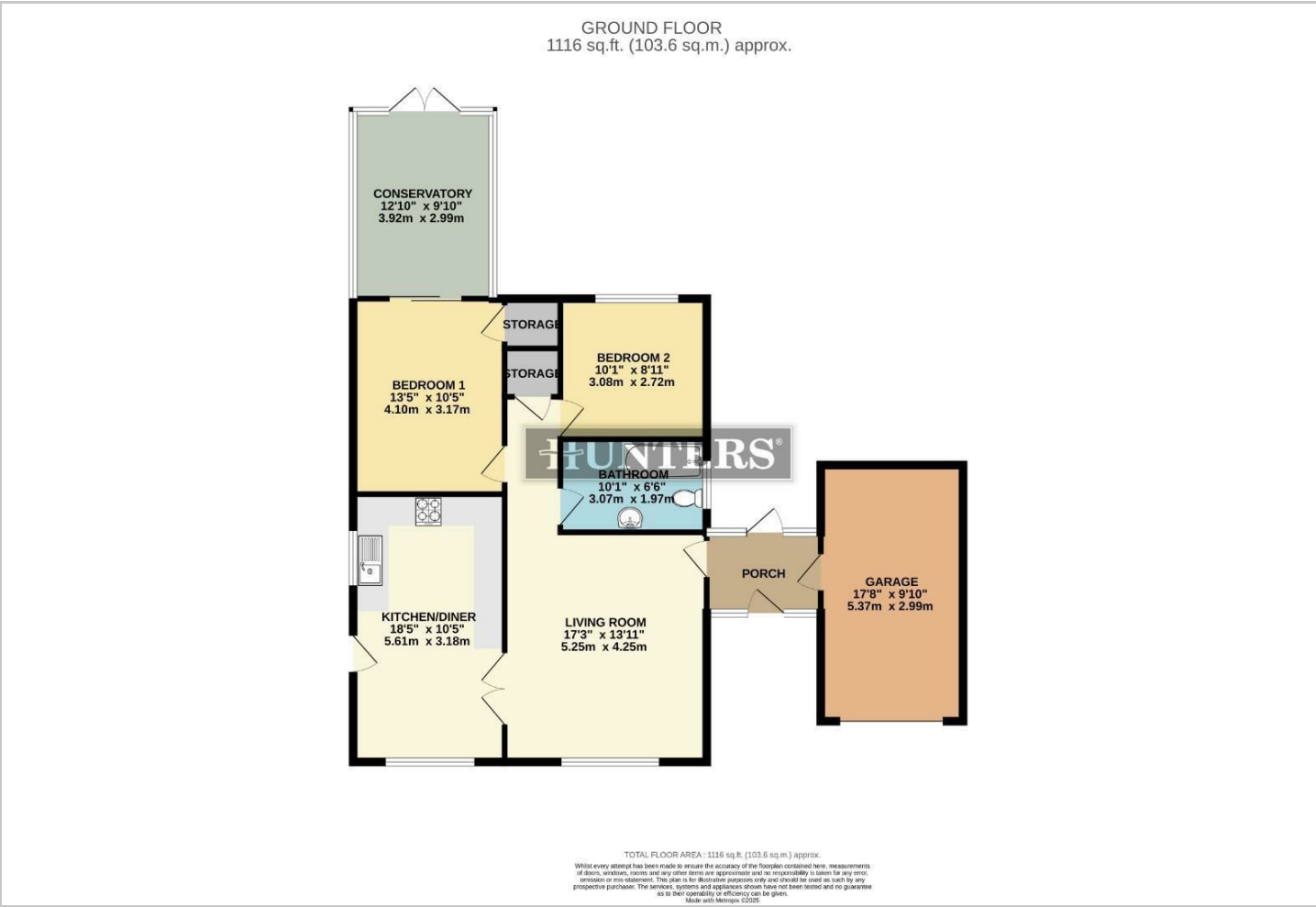
Hybrid Map



Terrain Map



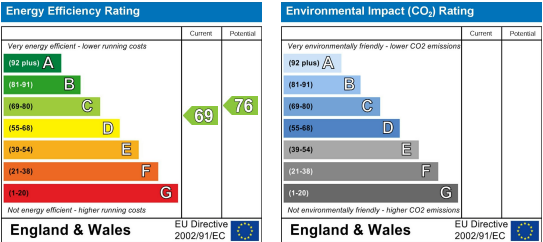
Floor Plan



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.