

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



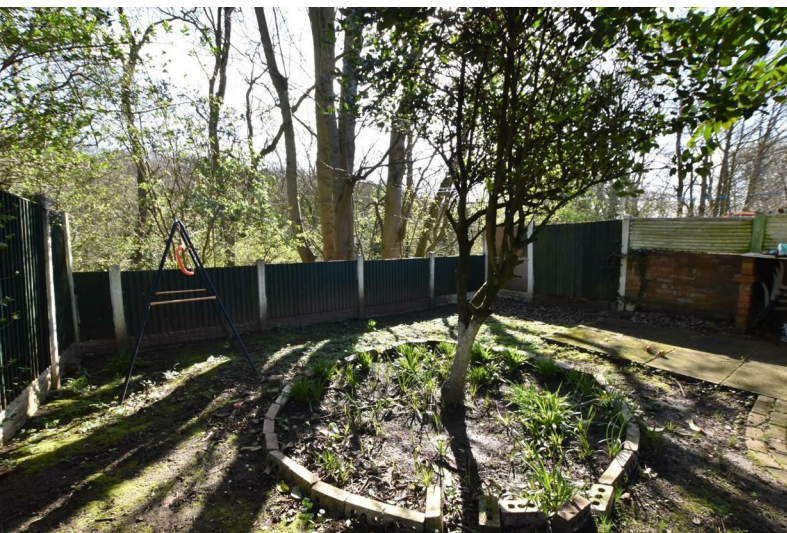
## Church Lane

Scunthorpe, DN15 7HD

Offers In The Region Of £159,950



Council Tax: B





# 169 Church Lane

Scunthorpe, DN15 7HD

Offers In The Region Of £159,950



## Front

Traditional front to the home, with an area laid to lawn, sitting adjacent to the driveway, which offers ample off road parking. The driveway leads to the garage at the rear, benefiting from electrics.

## Garden

Private, enclosed rear garden, which is predominantly laid to lawn, with a patio seating area.

## Lounge

12'2" x 14'5" (3.73m x 4.41m)

Generously sized lounge, to the front of the home, with a large window, offering ample light into the area.

## Reception Room

11'1" x 12'4" (3.38m x 3.78m)

Second reception room toward the rear of the home, with sliding doors leading to the conservatory.

## Conservatory

10'2" x 10'4" (3.11m x 3.15m)

Handy, good sized conservatory to the rear of the home, with a door accessing the garden.

## Kitchen

19'10" x 7'4" (6.05 x 2.24 )

## Bedroom 1

11'0" x 14'2" (3.36m x 4.32m)

Double bedroom to the front aspect of the home, benefiting from a large bay window.

## Bedroom 2

11'0" x 12'4" (3.37m x 3.78m)

Double bedroom to the rear of the property.

## Bedroom 3

7'0" x 7'10" (2.14m x 2.41m)

## Bathroom

6'9" x 6'5" (2.07m x 1.97m)

Fully tiled bathroom, with neutral suite.

This ideal first time buyer / family home, which requires a little TLC internally, briefly comprises; two generous reception rooms, a fitted kitchen, conservatory, three bedrooms and a fully tiled bathroom. To the front of the home there is a driveway, offering ample off road parking, leading to the garage, which benefits from electrics. To the rear of the property there is a private, enclosed garden, which is predominantly laid to lawn. 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 centrally located, close to local schools, amenities and transportation links. Also nearby there is the hospital and walks from the doorstep, viewing advised!



Road Map



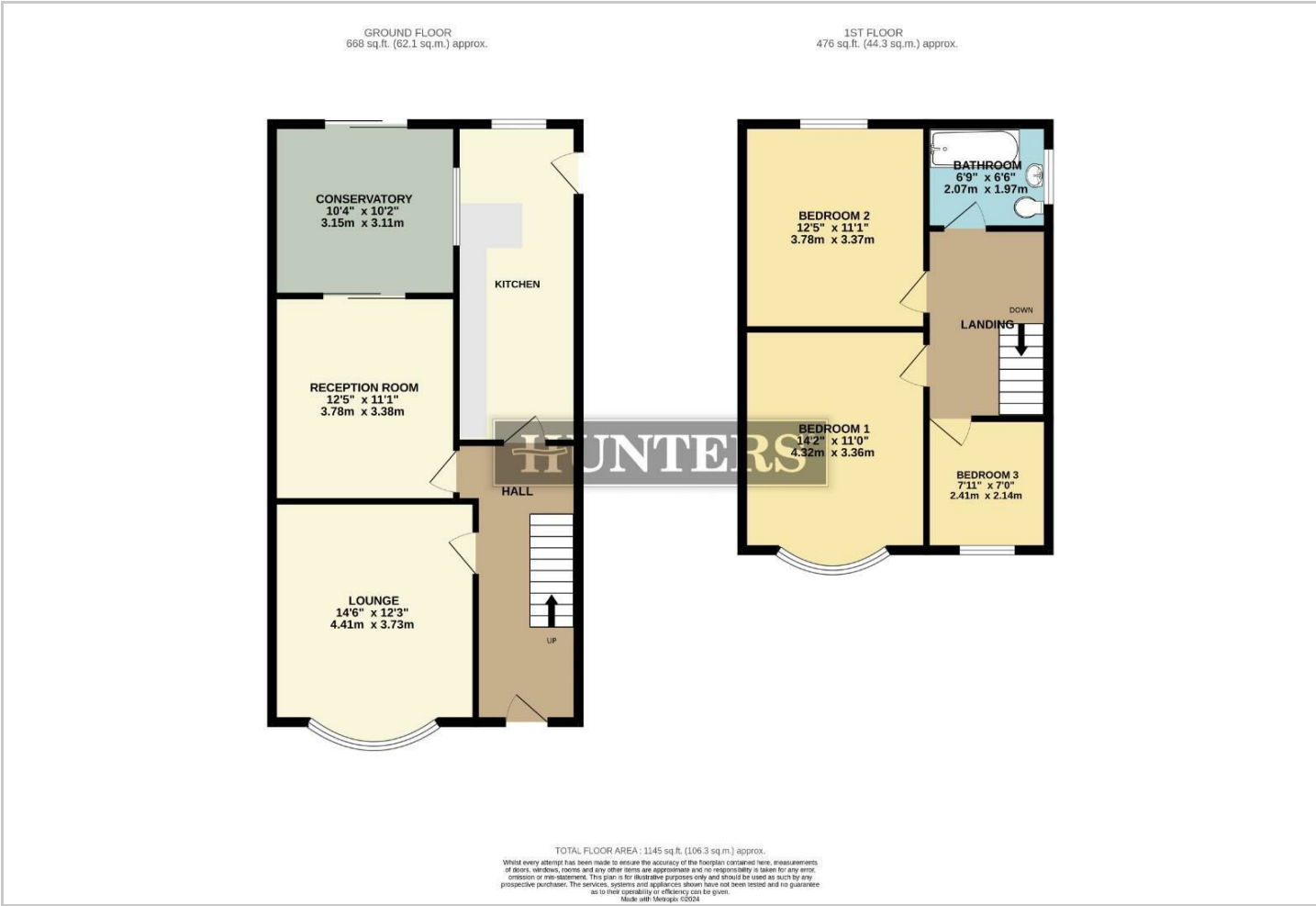
Hybrid Map



Terrain Map



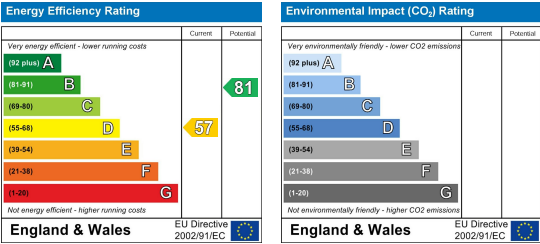
Floor Plan



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.