









# welcome to

# **Caenby Road, Scunthorpe**

Mid-terraced, three-bedroom home located in convenient area, close to local amenities. Property benefits from a UPVC construction conservatory, separate toilet, private laid to lawn rear garden which also offers a timber summer house and a timber shed.













#### **Entrance Hall**

Front elevation double-glazed entrance hall, double-glazed window, central heating radiator and laminate flooring.

### Lounge

18' 1" x 10' 2" max ( 5.51m x 3.10m max )
Front facing double-glazed window, French door leading into conservatory, electric fireplace set in surround, central heating radiator, wood glazed panel door and coving to the ceiling.

### **Dining Room**

10' 7" x 8' 6" max ( 3.23m x 2.59m max )

Front facing double-glazed window, central heating radiator, wood glazed panel door and coving to the ceiling.

#### Kitchen

14' 1" x 9' 1" max ( 4.29m x 2.77m max )

Fitted kitchen with the range of wall and base cupboards, work surfaces, stainless-steel sink and drainer, electric oven, stainless-steel gas hob, cooker hood, plumbing for a washing machine, central heating radiator, rear facing double-glazed window, double-glazed door, tiling to the walls, cushion flooring and under stairs cupboard.

### **Conservatory**

UPVC construction with cushion flooring.

### Landing

Stairs from entrance hallway, rear facing doubleglazed window, loft access, airing cupboard housing central heating boiler and coving to the ceiling.

### **Bedroom One**

12' 9" x 12' 3" ( 3.89m x 3.73m )

Front facing double-glazed window, fitted wardrobe, central heating radiator, laminate flooring, coving to the ceiling and colonial style door.

#### **Bedroom Two**

11' 7" max x 8' 10" excluding door recess ( 3.53m max x 2.69m excluding door recess )
Rear facing double-glazed window, central heating radiator, coving to the ceiling and colonial style door.

#### **Bedroom Three**

8' 10" x 7' 1" max (  $2.69m \times 2.16m \text{ max}$  ) Rear facing double-glazed window, central heating radiator, coving to the ceiling and colonial style door.

#### **Bathroom**

Bath with mixer taps and shower attachments, wash hand basin and rear facing double-glazed window.

### **Separate WC**

WC, rear facing double-glazed window, cushion flooring and colonial style door.

#### **Front Garden**

Laid to lawn.

#### **Rear Garden**

Laid to lawn, timber shed and timber summer house.





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# **Caenby Road, Scunthorpe**

- Mid-Terraced House
- Three Bedrooms
- Conservatory
- Close to Local Amenities
- Separate WC

Tenure: Freehold EPC Rating: C

Council Tax Band: A

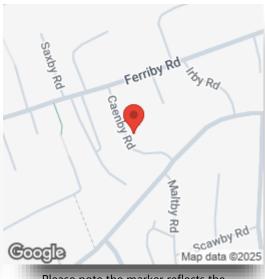
offers in the region of

£120,000









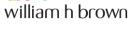
Please note the marker reflects the postcode not the actual property

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