

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lee Fair Gardens

Yaddlethorpe, Scunthorpe, DN17 2RG

Offers In The Region Of £210,000



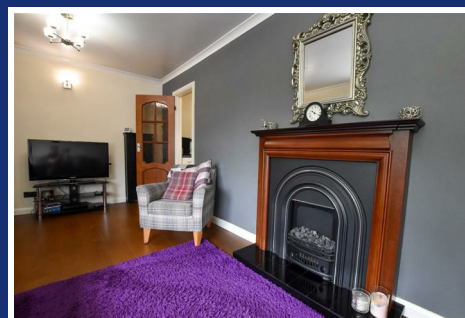
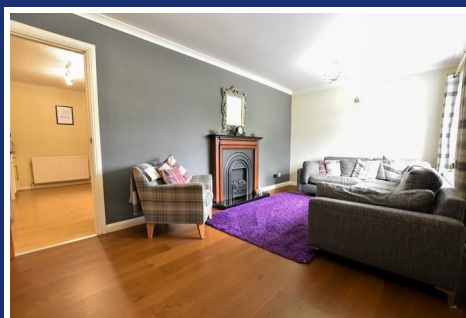
Council Tax: C



# 2 Lee Fair Gardens

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## Front

Front of the home, with a driveway, offering off road parking, leading to the integral garage.

## Garden

Good sized garden, which is predominantly laid to lawn, with patio and decked seating areas. The garden is surrounded with fencing, offering a degree of privacy to the area. The garden also houses two storage sheds.

## Kitchen / Diner

18'5" x 12'8" (5.62m x 3.87m)

Good sized kitchen / diner, with ample wall and floor units for storage. The kitchen benefits from an integral dishwasher and extraction fan, and has a door leading to the lobby - which benefits from plumbing for white goods.

## Lounge

18'6" x 10'0" (5.64m x 3.07m)

Neutrally decorated lounge to the front aspect of the home.

## Reception Room

7'3" x 15'6" (2.22m x 4.73m)

Further reception room, which could be used as a dining room, or play room, with double doors leading to the conservatory.

## Conservatory

7'1" x 12'4" (2.18m x 3.78m)

Handy conservatory to the rear of the home, with double doors accessing the garden.

## Bedroom 1

9'2" x 11'4" (2.81m x 3.46m)

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

## Bedroom 2

8'10" x 10'9" (2.71m x 3.29m)

Double bedroom to the rear of the home.

## Bedroom 3

9'3" x 8'5" (2.84m x 2.59m)

## Bathroom

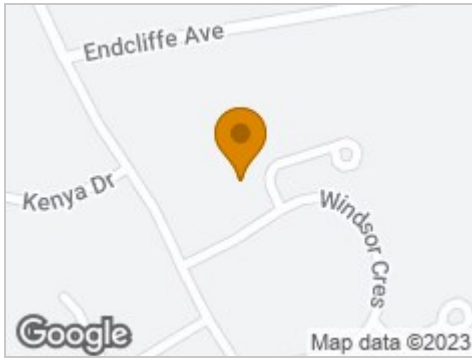
5'6" x 8'5" (1.68m x 2.59m)

Bathroom, with neutral suite.





## Road Map



## Hybrid Map



## Terrain Map



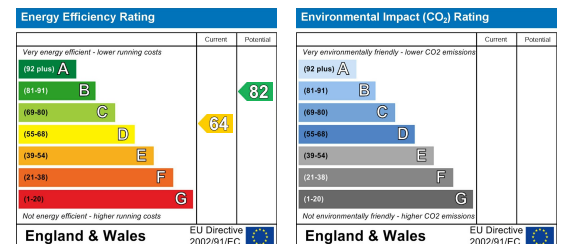
## Floor Plan



## 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.