

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Middleton Road

Scunthorpe, DN16 3NN

Offers In The Region Of £157,000



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Council Tax: B



# 18 Middleton Road

Scunthorpe, DN16 3NN

Offers In The Region Of £157,000



## Front

Front of the home with a driveway, offering off road parking, leading to the garage, which benefits from electrics.

## Garden

Garden to the side and rear of the home, with a patio seating area to the side leading to an area predominantly laid to lawn at the rear of the home.

## Lounge

11'9" x 17'11" (3.60m x 5.48m)

Generous lounge to the front of the home, with a bay window allowing ample light into the area.

## Kitchen / Diner

9'11" x 16'8" (3.04m x 5.10m)

Fitted kitchen with ample wall and floor units for storage. The kitchen benefits from an integral oven, hob and extractor fan, and opens out to the dining area.

## Sun Room

9'3" x 11'6" (2.82m x 3.52m)

Sun room to the rear of the property, with double doors leading to the garden.

## Bedroom 1

9'11" x 11'10" (3.04m x 3.63m)

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

## Bedroom 2

10'0" x 11'11" (3.05m x 3.65m)

Double bedroom to the rear of the home, with ample fitted storage.

## Bedroom 3

8'11" x 6'11" (2.73m x 2.11m)

Third bedroom with fitted storage.

## Loft Space

8'6" x 20'7" (2.60m x 6.28m)

Large boarded out and plastered loft area.

## Bathroom

9'1" x 5'8" (2.79m x 1.74m)

Bathroom with neutral white suite, with walk in corner shower.



This deceptively sized bungalow, which is being offered with no onward chain, briefly comprises; a generous front lounge, fitted kitchen / diner, sun room, three bedrooms, bathroom and boarded out loft space. To the front of the link detached bungalow, there is a driveway, which leads to the garage. To the rear of the property there is a private garden, which is part patio seating area, part laid to lawn. In addition to this the home benefits from a gas central heating system and double glazing.

This property is ideally located, close to local schools, amenities and bus routes. Also nearby there is Ashby, offering a variety of individual shops, restaurants and a weekly market. Viewing advised!



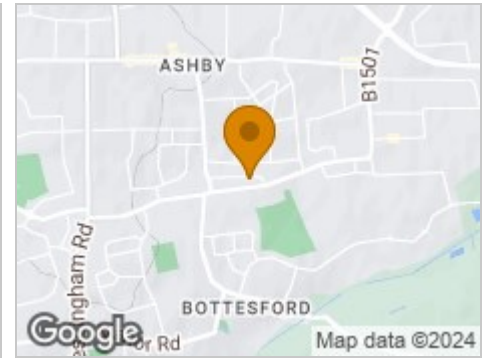
## Road Map



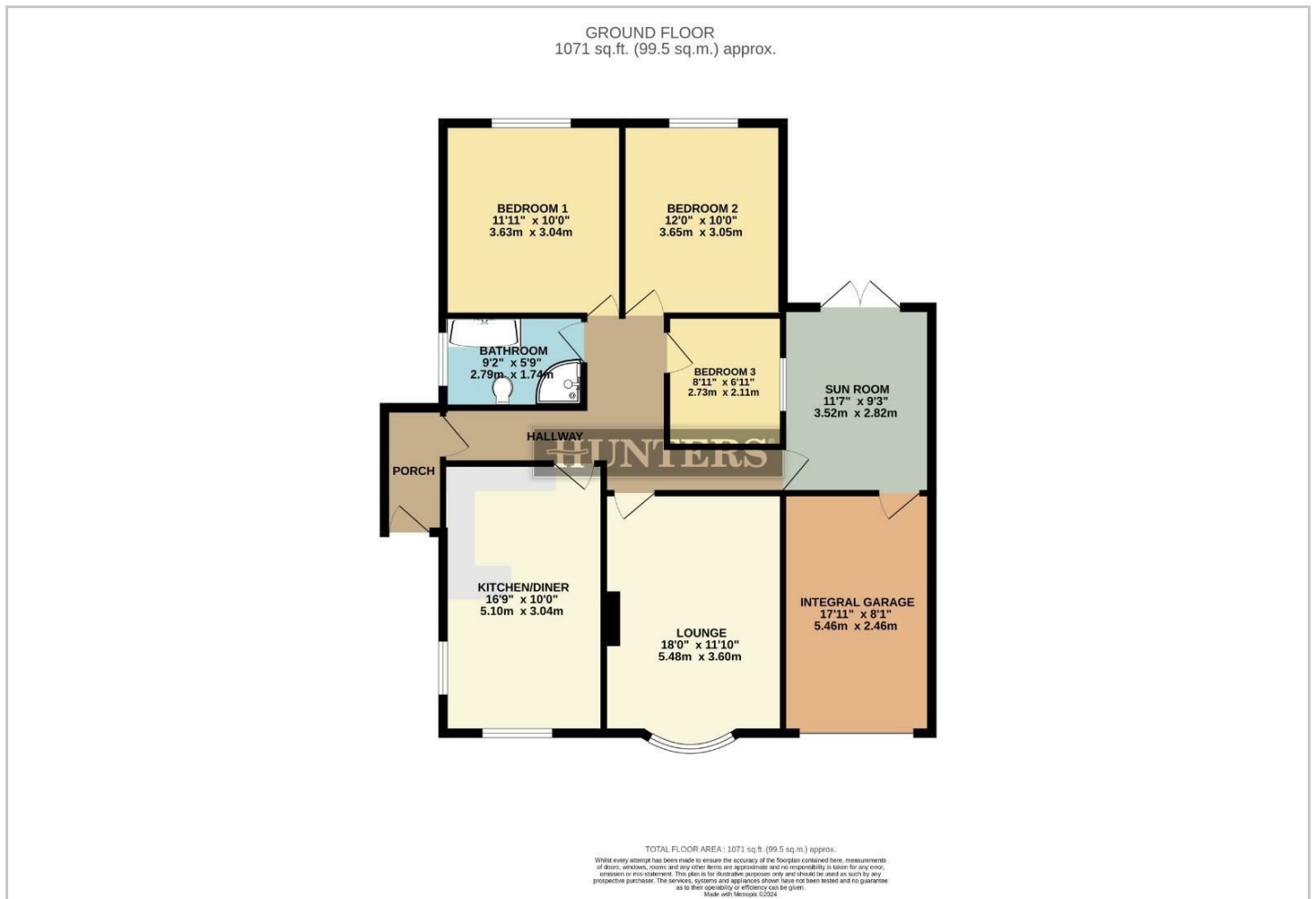
## Hybrid Map



## Terrain Map



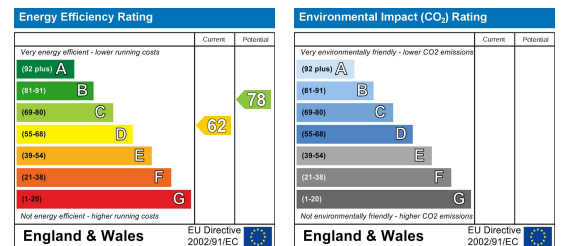
## Floor Plan



## 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.