

# HUNTERS<sup>®</sup>

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## Lee Fair Gardens

Scunthorpe, DN17 2RG

Offers In The Region Of £190,000



3



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E

Council Tax: C



# 9 Lee Fair Gardens

Scunthorpe, DN17 2RG

Offers In The Region Of £190,000



## Front

Attractive front to the home, with a front lawn sitting adjacent to the driveway - which offers off road parking for several vehicles, and leads to the garage, which benefits from electrics.

## Garden

Good sized rear garden, which offers a private area, with a border of fences and mature hedging.

## Kitchen / Diner

9'10" x 24'2" (3.01m x 7.39m)

Generously sized kitchen / diner to the front of the home, with a fitted kitchen leading through an archway to the dining area. The kitchen benefits from ample wall and floor units for storage, with an integral oven, hob and extraction fan.

## Lounge

12'1" x 17'11" (3.69m x 5.47m)

Spacious lounge to the front aspect of the property.

## Bedroom 1

9'11" x 13'2" (3.03m x 4.03m)

Generously sized double bedroom to the rear of the home, benefiting from ample fitted storage.

## Bedroom 2

10'0" x 9'11" (3.07m x 3.03m)

Neutrally decorated, double bedroom to the rear of the bungalow.

## Bedroom 3

9'11" x 7'6" (3.04m x 2.30m)

Good sized third bedroom.

## Bathroom

11'3" x 5'7" (3.43m x 1.72m)

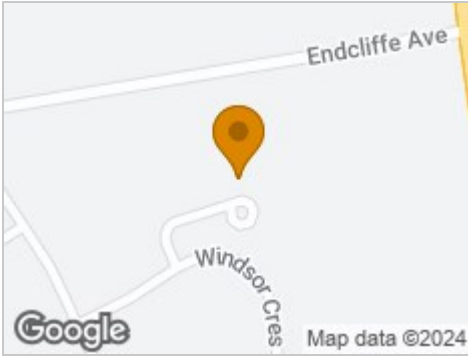
Fully tiled bathroom, with fitted storage and separate wc.



Set in a quiet cul de sac in Yaddlethorpe, this deceptively sized bungalow offers an excellent buying proposition. The detached property briefly comprises; a generous front lounge, fitted kitchen / diner, three good sized bedrooms, a bathroom and separate wc. To the front of the home there is a driveway, which offers ample off road parking for several vehicles, leading to the garage. To the rear of the property there is a good sized garden, with mature hedging. In addition to this the home benefits from a gas central heating system and double glazing. This attractive bungalow, which is being offered with no onward chain, is located close to local schools, amenities and bus routes. Nearby there is the Miller and Carter steakhouse, and also picturesque walks along Bottesford Beck, viewing advised!



## Road Map



## Hybrid Map



## Terrain Map



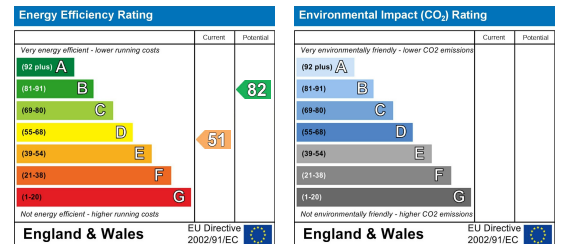
## Floor Plan



## 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.