

# HUNTERS<sup>®</sup>

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## Laneham Street

Scunthorpe, DN15 6PB

By Auction £185,000

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Council Tax: B





# 55 Laneham Street

Scunthorpe, DN15 6PB

By Auction £185,000



## Front

Impressive front to the property, which stands on a great sized plot. The front and side of the home offer private gardens, laid to lawn.

## Garden

Further private gardens to the rear, with access to the large garage / workshop.

## Garage / Workshop

17'1" x 41'10" (5.23m x 12.76m)

Very large garage / workshop to the rear of the home, with access from the rear of the property.

## Reception Room

14'0" x 13'4" (4.28m x 4.08m)

Generously sized reception room, to the front aspect of the home.

## Reception Room 2

14'9" x 13'4" (4.51m x 4.07m)

Good sized second reception room to the side of the property.

## Reception Room 3

10'0" x 16'7" (3.05m x 5.08m)

Third reception room, offering another great sized room, with a door accessing the kitchen and another leading to the garage / workshop. The room benefits from a quirky, corner bar area.

## Hallway

Beautiful, feature wooden staircase.

## Kitchen

9'10" x 15'10" (3.02m x 4.85m)

Fitted kitchen, with ample wall and floor units for storage. The kitchen has a door accessing the conservatory style hallway.

## Reception Room 4

7'6" x 8'0" (2.29m x 2.44m)

Further reception room to the rear of the property, with fireplace.

## Bedroom 1

14'0" x 13'4" (4.27m x 4.08m)

Large first floor double bedroom to the front aspect of the property.

## Bedroom 2

14'10" x 13'1" (4.53m x 3.99m)

Double bedroom, with fireplace.

## Bedroom 3

10'0" x 16'5" (3.05m x 5.02m)

First floor bedroom, to the rear aspect of the property.

## Bathroom

5'6" x 6'5" (1.68m x 1.97m)

Bathroom, with neutral suite.

## Bedroom 4

14'1" x 13'4" (4.31m x 4.08m)

Second floor double bedroom.

## Bedroom 5 / Reception Room

Located on the second floor, this could be used as a further bedroom or reception room.

## Kitchen

7'1" x 6'5" (2.18m x 1.98m)

Further kitchen to the second floor of the home, previously used as quarters for the assistance to the house.

## Dining Area

8'5" x 8'11" (2.58m x 2.72m)

**NOTE FOR BUYERS:**

**Traditional Online Auction Information:**

Please note: this property is for sale by Traditional Online Auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

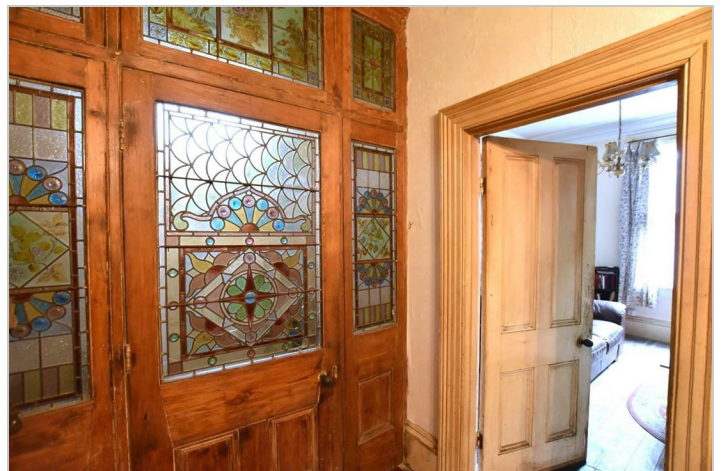
**Fees:**

On Exchange of contracts, the buyer must pay 10% towards the purchase price of property. £2,600 of this 10% is charged immediately online, with the remainder payable by 12pm the next business day. There is an additional buyer premium of £2,400 (incl. VAT) which will be charged immediately online.

Hunters and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty

Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

**FOR BIDDING AND LEGAL INFORMATION  
PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auctions)**





## Road Map



## Hybrid Map



## Terrain Map



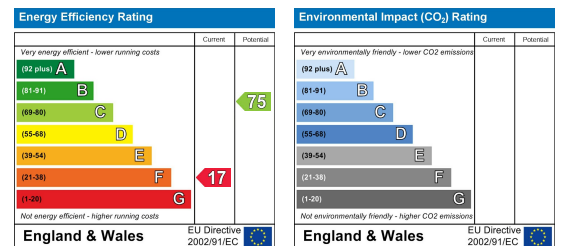
## Floor Plan



## 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.