

# HUNTERS<sup>®</sup>

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## St. Marys Court

Speedwell Crescent, Scunthorpe, DN15 8UP

Offers In The Region Of £89,950



Council Tax: A



# 4 St. Marys Court

Speedwell Crescent, Scunthorpe, DN15 8UP

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## Lounge

11'10" x 13'11" (3.61 x 4.25)

Generous lounge to the front aspect of the home.

## Kitchen

11'10" x 8'1" (3.61 x 2.46)

Fitted kitchen to the rear of the home, with ample wall and floor units for storage.

## Bedroom

10'8" x 12'6" (3.25 x 3.81)

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

## Bathroom

6'8" x 9'7" (2.02 x 2.91)

Bathroom

## Outdoor Space

The property benefits from communal parking, with an enclosed communal garden to the rear, which is predominantly laid to lawn, with mature hedging.

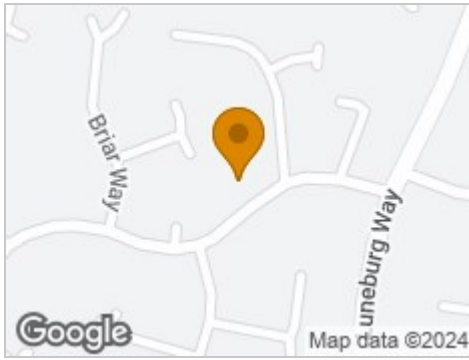


This ideal downsize / retirement bungalow - which is being offered with no onward chain - briefly comprises; a generous lounge, fitted kitchen, double bedroom and bathroom. Externally the property has communal parking and also communal gardens, which are laid to lawn and surrounded with mature hedging. In addition to this the home benefits from a gas central heating system and double glazing.

This home, which is over 55s only, is centrally located, close to local amenities, bus routes and motorway connections. Close by there are two retail parks, offering a variety of shops, and also a popular nature reserve. Viewing advised!



## Road Map



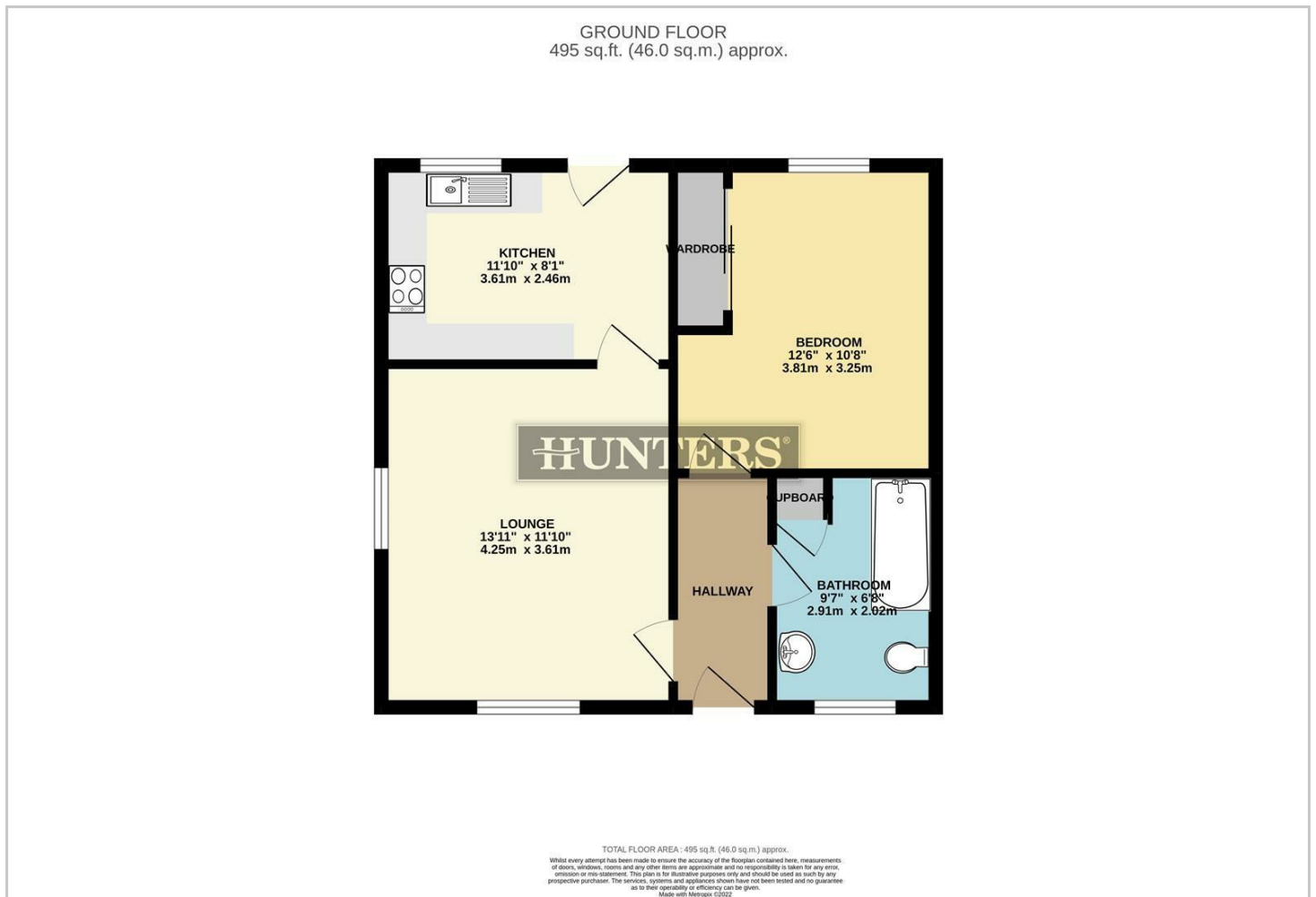
## Hybrid Map



## Terrain Map



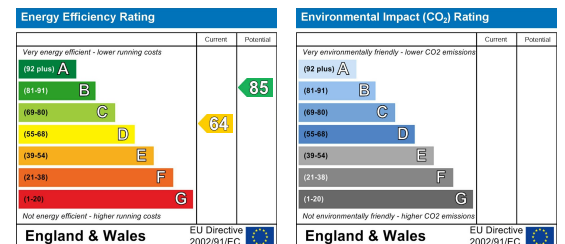
## Floor Plan



## 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.