

HUNTERS[®]

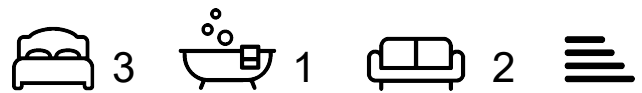
HERE TO GET *you* THERE



St. Botolphs Road

Scunthorpe, DN16 1PT

Offers In The Region Of £115,000



Council Tax: A



26 St. Botolphs Road

Scunthorpe, DN16 1PT

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Front

Front of the home, which has a grassed area, sitting adjacent to the shared driveway, which allows access to the garage at the rear.

Garden

Garden to the rear of the home, which is predominantly laid to lawn, with a patio seating area. The garden also benefits from mature shrubs and hedges.

Lounge

14'7" x 10'5" (4.46m x 3.20m)

Generous lounge to the front aspect of the home.

Reception Room 2

9'5" x 10'2" (2.88m x 3.10m)

Second reception room to the rear of the home, with a door leading through to the kitchen.

Kitchen

7'8" x 10'1" (2.36m x 3.09m)

Fitted kitchen to the rear aspect of the property.

Bedroom 1

12'10" x 12'2" (3.93m x 3.72m)

Double bedroom to the rear of the home.

Bedroom 2

10'11" x 11'11" (3.35m x 3.65m)

Double bedroom to the front aspect of the home.

Bedroom 3

9'11" x 7'3" (3.04m x 2.21m)

Good sized third bedroom.

Bathroom

Separate wc

This ideal first time buyer / family home, which is being offered with no onward chain, briefly comprises; two spacious reception rooms, fitted kitchen, three good sized bedrooms, a bathroom and a separate wc. Externally the home offers a shared driveway, leading to the garage, and a rear garden, which is predominantly laid to lawn. In addition to this the property benefits from a gas central heating system and double glazing. This home, which is spacious throughout, is centrally located, close to local schools, amenities and transportation links. Viewing advised!



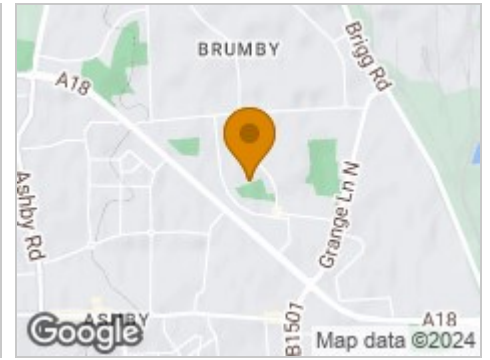
Road Map



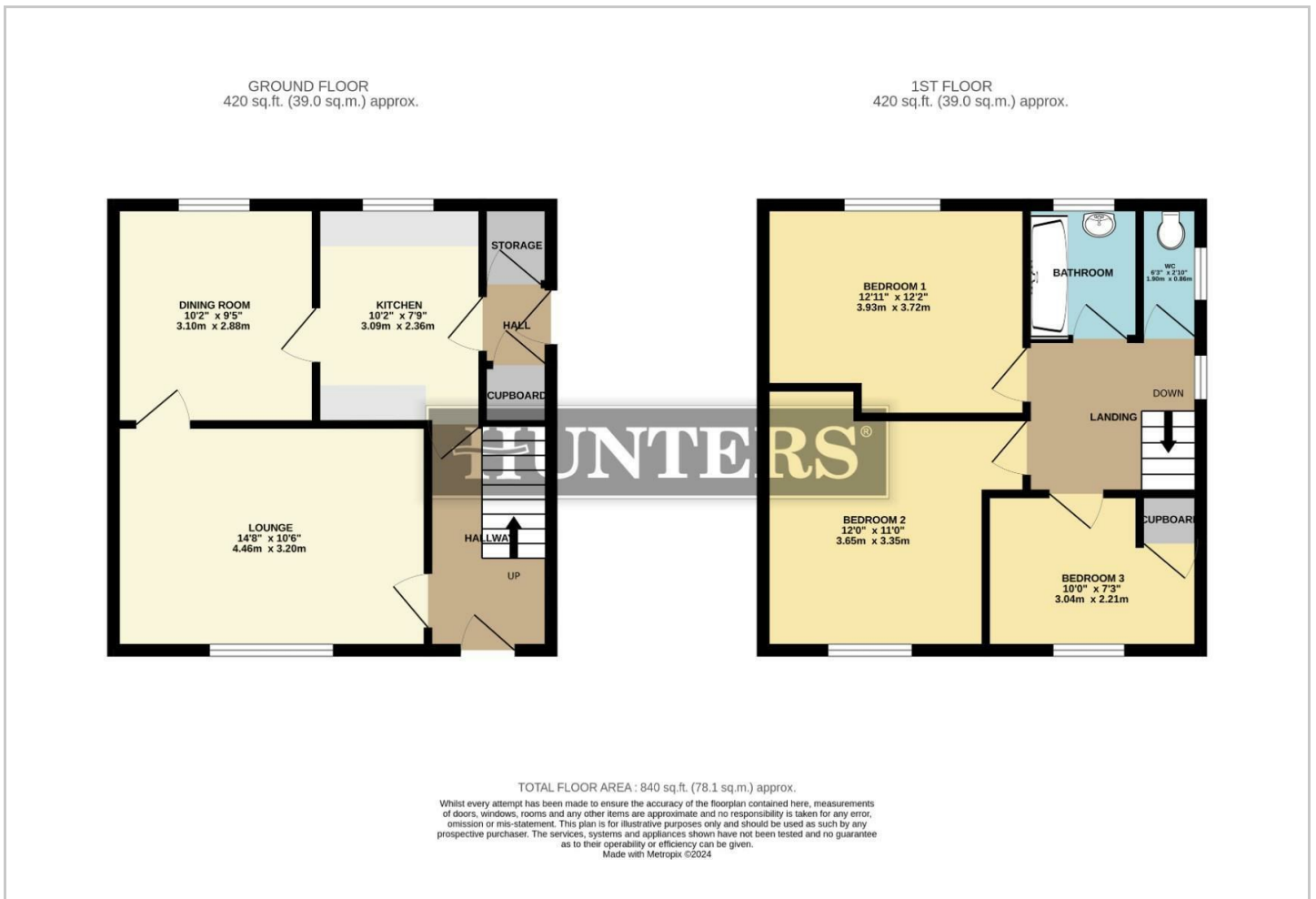
Hybrid Map



Terrain Map



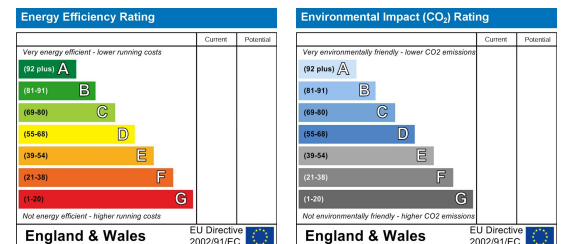
Floor Plan



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.