

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lincoln Gardens

Scunthorpe, DN16 2AS

Offers In The Region Of £135,000



Council Tax: A



# 103 Lincoln Gardens

Scunthorpe, DN16 2AS

Offers In The Region Of £135,000



## Front

Front of the home, with a grassed area, sitting adjacent to the driveway, offering off road parking.

## Garden

Large garden to the rear of the property, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with fencing, offering a degree of privacy to the area.

## Lounge

12'11" x 11'11" (3.95m x 3.65m)

Bright and spacious lounge to the rear of the home, leading through to the second reception room.

## Reception Room

10'9" x 11'11" (3.29m x 3.65m)

Leading from the lounge, this second reception room, currently used as a dining area, with double doors leading to the garden. This open plan area offers a lovely bright space, ideal for family gatherings and entertaining.

## Kitchen

10'9" x 9'5" (3.29m x 2.88m)

Fitted kitchen to the front aspect of the property, with ample fitted wall and base units for storage. The kitchen also benefits from an integral oven, hob and extractor fan and has a door accessing a good sized storage area.

## Ground Floor wc

## Bedroom 1

13'0" x 10'11" (3.97m x 3.33m)

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

## Bedroom 2

10'9" x 10'11" (3.30m x 3.33m)

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

## Bedroom 3

9'4" x 7'11" (2.87m x 2.42m)

Good sized third bedroom, with ample fitted storage.

## Bathroom

6'2" x 6'4" (1.88m x 1.95m)

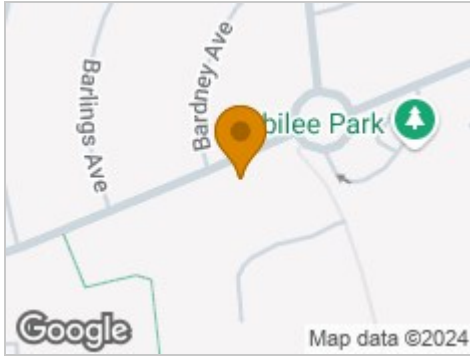
Bathroom, with neutral white suite.

Ideal first time buyer / family home, which is deceptively spacious throughout, briefly comprises; a generous lounge, leading through to the dining room, fitted kitchen, ground floor wc, three good sized bedrooms and a bathroom. To the front of the home there is a grassed area, sitting adjacent to the driveway, offering off road parking. To the rear there is a large garden, which is predominantly laid to lawn, with a patio seating area. In addition to this the property benefits from a gas central heating system, leased solar panels and double glazing.

This great family home, which is being offered with no onward chain, is located in the popular area of Lincoln Gardens, 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 recommended!



## Road Map



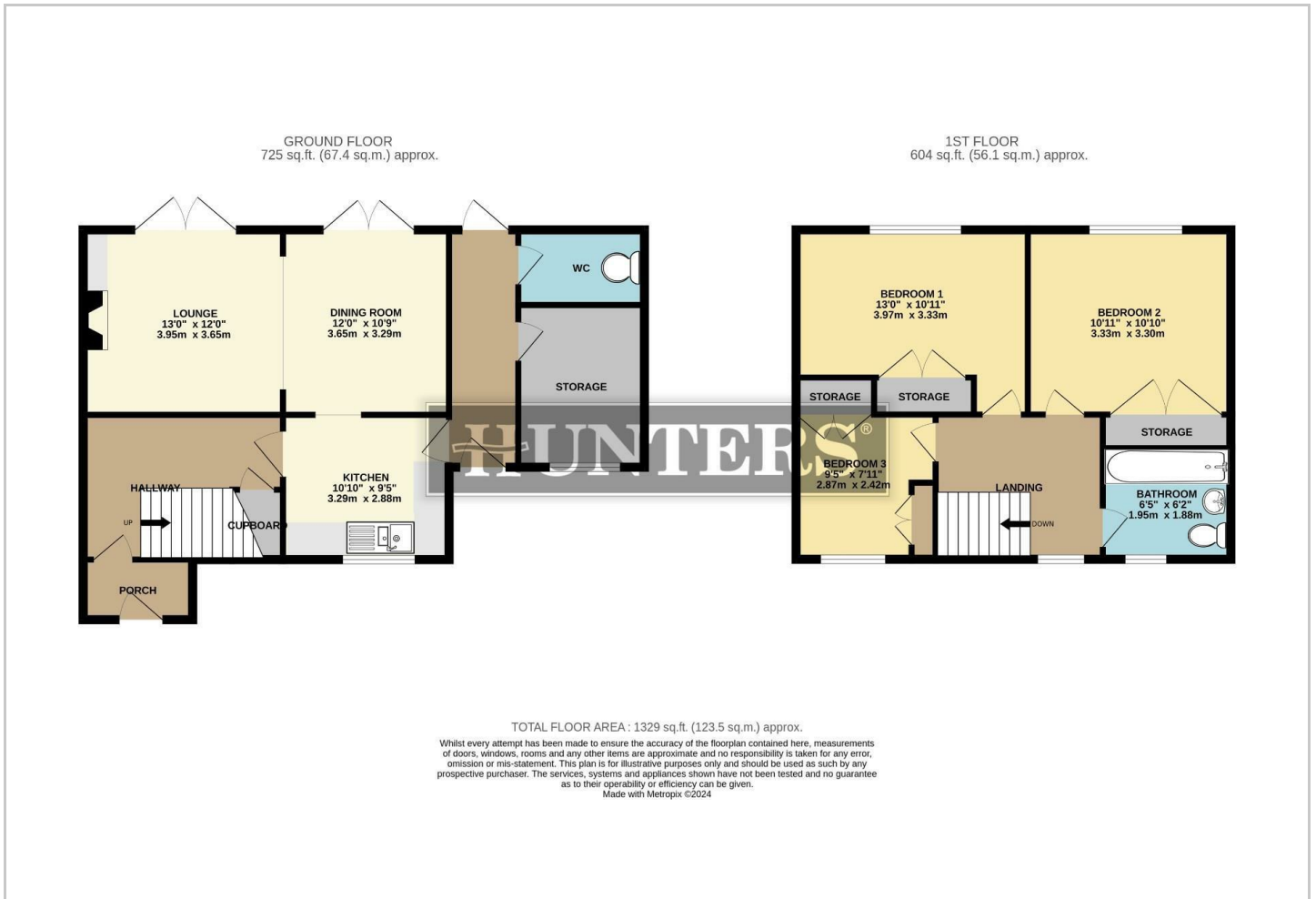
## Hybrid Map



## Terrain Map



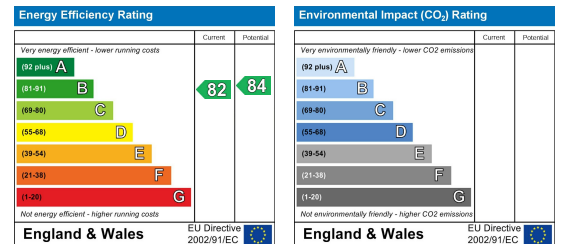
## Floor Plan



## 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.