

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lunenburg Place

Scunthorpe, DN15 8XS

£850 Per Month



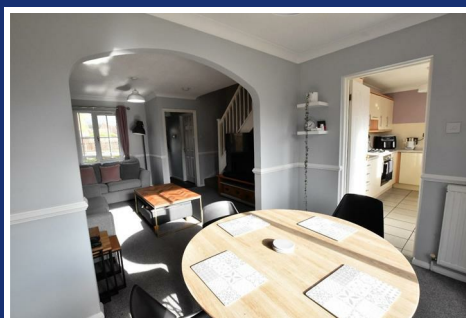
Council Tax: D



# 8 Luneburg Place

Scunthorpe, DN15 8XS

£850 Per Month



## Front

Attractive front to the home, which offers a grassed area, which sits adjacent to the driveway - which offers off road parking and leads to the integral garage - which benefits from electrics.

## Garden

Rear garden, which is part laid to lawn, part decked seating area. The garden is surrounded with fencing, offering a degree of privacy to the area.

## Lounge Area

14'2" x 13'7" (4.33m x 4.15m)

Lounge to the front aspect of the home, which leads through an archway to the dining area.

## Dining Room

10'8" x 7'3" (3.27m x 2.22m)

Dining area to the rear of the property.

## Kitchen

11'9" x 7'5" (3.59m x 2.27m)

Fitted kitchen to the rear of the property, benefiting from ample wall and floor units for storage. The kitchen also offers an integral oven, hob and extractor fan.

## Ground Floor wc

## Bedroom 1

11'0" x 10'0" (3.36m x 3.05m)

Double bedroom to the front aspect of the home, benefiting from an en-suite shower room.

## En-Suite

8'1" x 3'0" (2.48m x 0.92m)

Handy en-suite to bedroom 1, benefiting from a neutral suite and walk in shower.

## Bedroom 2

11'4" x 8'7" (3.46m x 2.64m)

Double bedroom to the front aspect of the property.

## Bedroom 3

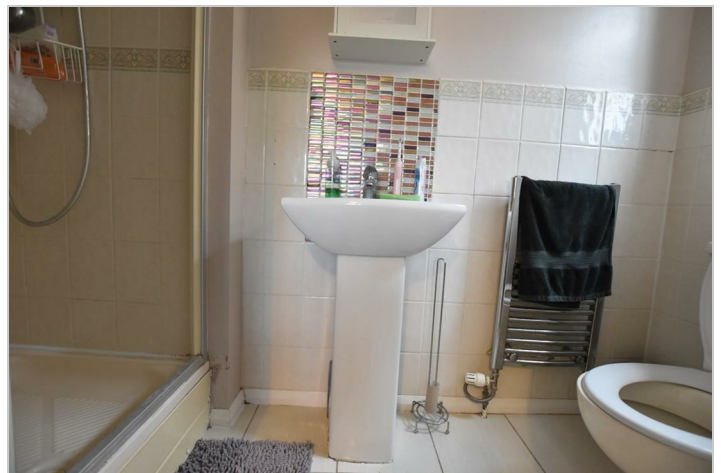
8'1" x 8'2" (2.48m x 2.51m)

Neutrally decorated third bedroom.

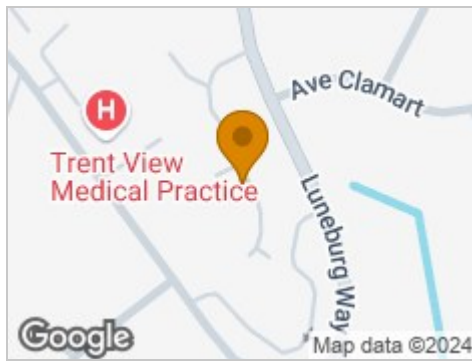
## Bathroom

8'8" x 8'2" (2.65m x 2.50m)





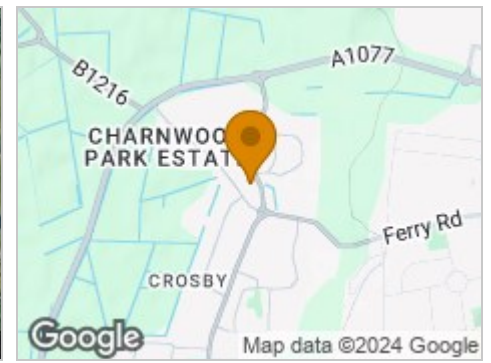
## Road Map



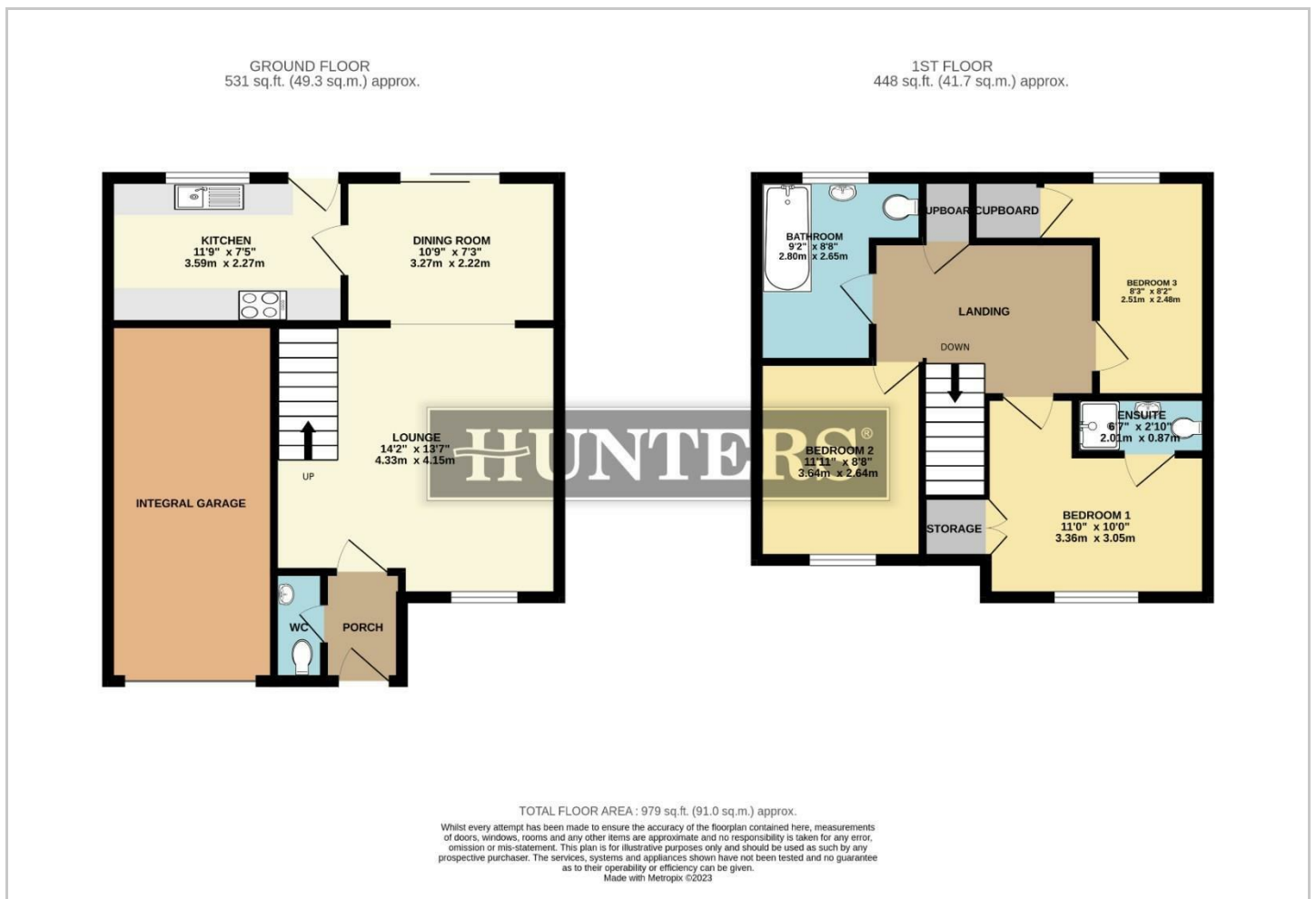
## Hybrid Map



## Terrain Map



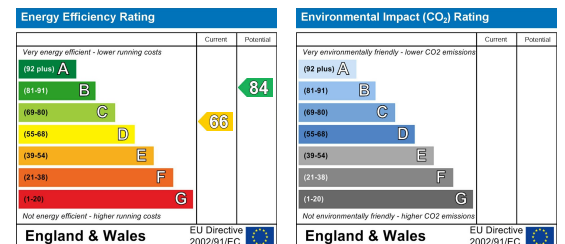
## Floor Plan



## 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.