



Plymouth Road, Scunthorpe DN17 1TL





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ATTRACTIVE & DECEPTIVELY SPACIOUS BUNGALOW, IN QUIET, YET CENTRAL POSITION! VERSATILE LAY OUT with THREE BEDROOMS! AMPLE OFF ROAD PARKING & GARAGE! GOOD SIZED, PRIVATE GARDEN!

This attractive and deceptively spacious bungalow, which is located in a quiet yet central position, overlooking Quibel Park to the rear - offering ample privacy.

The versatile home briefly comprises; a generous front lounge, modern kitchen, second reception room, conservatory, handy office space, three double bedrooms, a fully tiled bathroom and further wc. The home is set back from the road with a large driveway - offering off road parking for several vehicles, leading to the garage - which benefits from electrics. To the rear there is a good sized, private garden, which is predominantly laid to lawn, with a patio seating area. In addition to this the home benefits from a gas central heating system and double glazing.

This property is centrally located, close to local schools, amenities and transportation links. Nearby there is a large retail park, offering a variety of shops and restaurants, viewing recommended!







#### **Front**

Attractive front to the bungalow, which is set back from the road - with an attractive decorative slate area, sitting adjacent to the large driveway- which offers ample off road parking. The driveway leads to the garage at the rear of the home, which benefits from electrics.

#### **Garden**

Good sized garden to the rear of the property, which is predominantly laid to lawn, with a patio seating area. The garden backs on to a large recreational area, hence not overlooked - offering privacy to the area.

#### **Lounge**

12'4" x 14'11"

Neutrally decorated, generously sized room to the front of the property.

#### **Reception Room**

16'5" x 10'5"

Good sized second reception room toward the rear of the home, with double doors leading through to the conservatory, and a door accessing the kitchen.



#### **Kitchen**

12'4" x 9'9"

Modern, fitted kitchen to the rear of the home, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, microwave, hob and extraction fan.

#### **Office Area**

8'2" x 9'10"

Handy office area, leading through to the reception room.

#### **Conservatory**

16'0" x 12'10"

Generous conservatory to the rear of the home, with double doors leading to the garden.

#### **Bathroom**

12'3" x 5'7"

Fully tiled bathroom, with neutral suite - and corner shower.

#### **Bedroom 1**

10'10" x 10'11"

Good sized double bedroom with ample fitted storage.



**Bedroom 2**

9'10" x 12'4"

Double bedroom to the front aspect of the property.

**Bedroom 3**

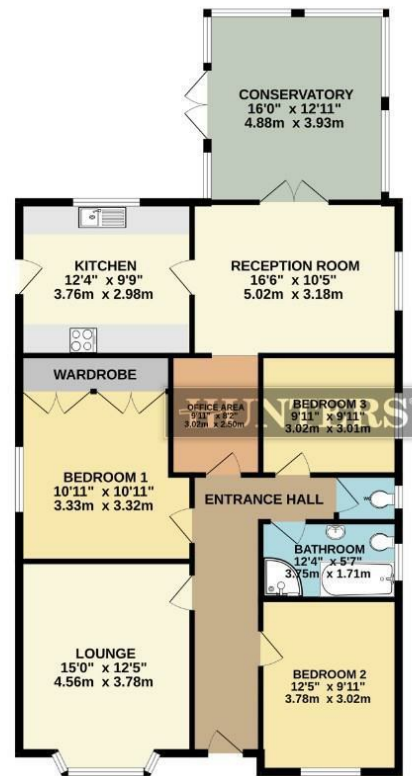
9'10" x 9'10"






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. 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.

GROUND FLOOR  
1277 sq.ft. (118.6 sq.m.) approx.



TOTAL FLOOR AREA: 1277 sq.ft. (118.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Scunthorpe -  
01724 700000 <https://www.hunters.com>

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