

# HUNTERS®

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## West Common Lane

Scunthorpe, DN17 1DX

Offers In The Region Of £180,000



Council Tax: A



# 14 West Common Lane

Scunthorpe, DN17 1DX

Offers In The Region Of £180,000



## Front

Traditional front to the home, with a decorative gravel area.

## Garden

This property has a garden to the side of the home, which is predominantly laid to lawn, with mature shrubs. To the rear there is a gated driveway, offering off road parking, with further garden, and patio seating area. There is also a detached, brick built storage / workshop area.

## Kitchen

6'9" x 19'8" (2.06m x 6m)

Kitchen to the rear of the home, offering ample wall and floor units for storage.

## Reception Room 2

11'0" x 12'0" (3.37m x 3.66m)

Second reception room to the rear of the home, with a door leading through to the lounge / diner.

## Lounge / Diner

11'11" x 21'10" (3.64m x 6.68)

Generous lounge / diner to the front aspect of the home.

## Bedroom 1

9'4" x 11'8" (2.86m x 3.56m)

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

## Bedroom 2

11'10" x 10'4" (3.63m x 3.15m)

Double bedroom to the rear of the property.

## Bedroom 3

6'11" x 7'11" (2.13m x 2.43m)

## Bathroom

5'7" x 7'0" (1.71m x 2.14m)

Fully tiled bathroom, with neutral suite.

## Ground floor shower room

Handy shower room to the ground floor.



This traditional family home, which is deceptively spacious throughout, briefly comprises: a lounge / diner, second reception room, fitted kitchen, utility area, ground floor shower room, three bedrooms and a family bathroom. To the front of the home, there is a decorative gravel area, with a lockable gated driveway to the rear, allowing off-road parking for multiple cars. Also to the side and rear of the home, there are gardens - predominantly laid to lawn, with patio seating areas. In addition to this the home benefits from a gas central heating system, double glazing, and a large storage/workshop to the rear. This property is centrally located, close to local schools, amenities, and bus routes. Also nearby there is Central Park, offering a large recreational area, with woodland walks and play area. Viewing advised!



Road Map



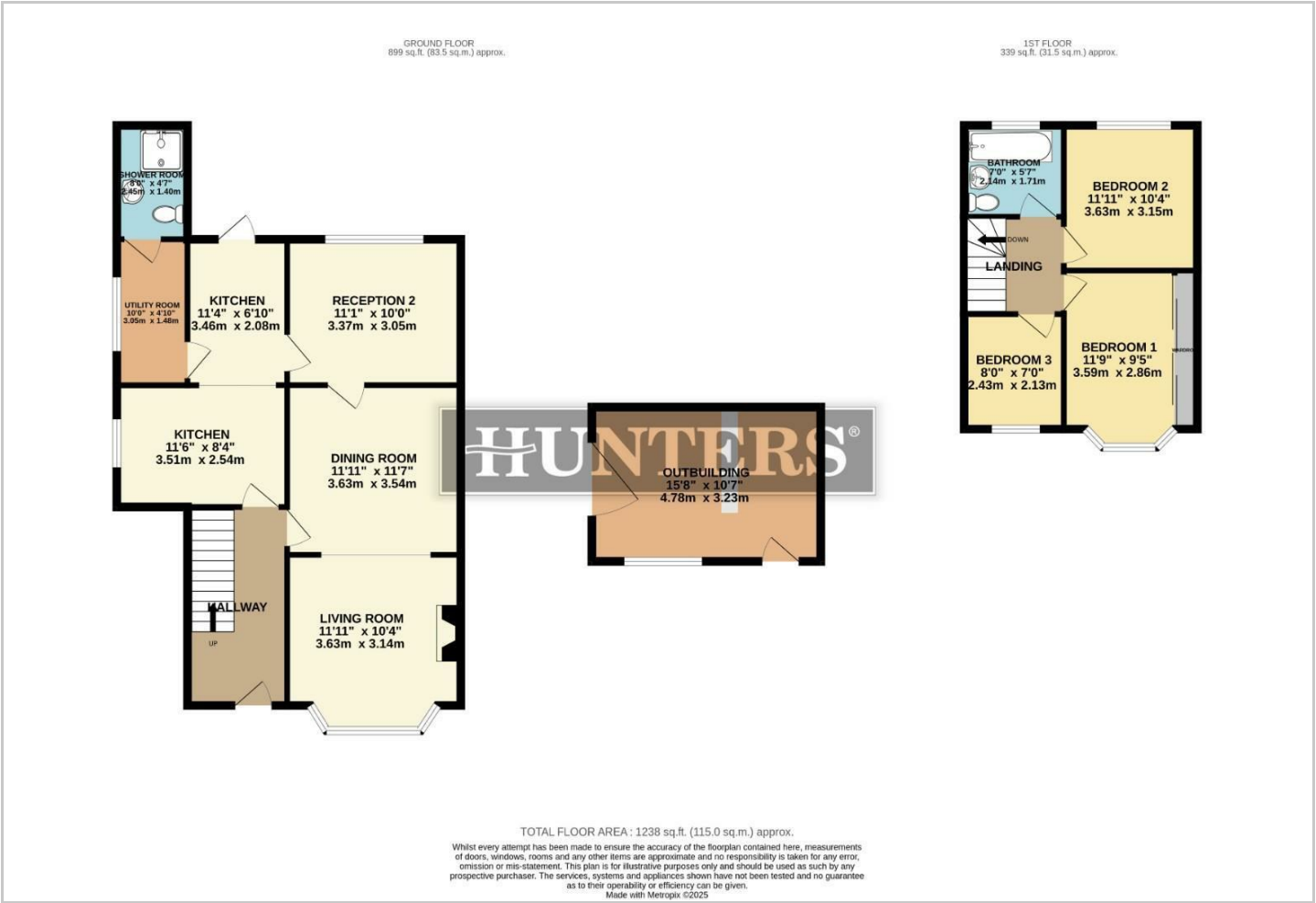
Hybrid Map



Terrain Map



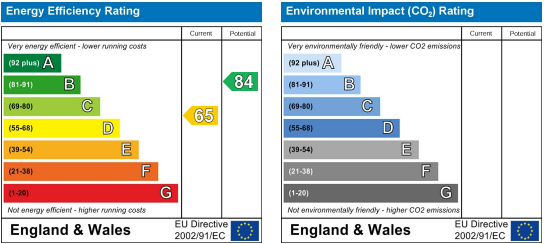
Floor Plan



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.