

HUNTERS®

HERE TO GET *you* THERE



Middleton Road

Scunthorpe, DN16 3NN

Offers In The Region Of £170,000



Council Tax: C



36 Middleton Road

Scunthorpe, DN16 3NN

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Front

Front of the bungalow, with a driveway for off road parking, leading to the integral garage, which benefits from electrics.

9'6" x 5'3" (2.90m x 1.62m)

Bathroom with neutral suite and fitted storage, with a separate wc.

Garden

Good-sized, enclosed south-facing rear garden, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with fencing and mature shrubs, offering a degree of privacy to the area.

Kitchen / Diner

9'10" x 16'8" (3.02m x 5.09m)

Fitted kitchen / diner, to the front aspect of the home, with ample wall and floor units for storage, and plumbing for white goods.

Lounge

11'11" x 17'10" (3.64m x 5.46m)

Good sized lounge to the front aspect of the property.

Conservatory

11'9" x 5'10" (3.60m x 1.79m)

Handy conservatory to the rear, which offers a great place to sit and enjoy the garden.

Bedroom 1

9'10" x 11'10" (3.01m x 3.63m)

Double bedroom to the rear aspect of the home.

Bedroom 2

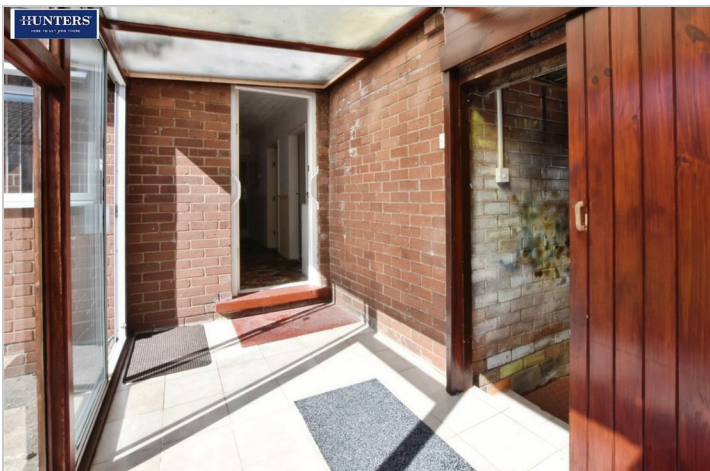
Double bedroom to the rear of the property.

Bedroom 3

6'7" x 8'11" (2.03m x 2.72m)

Bathroom

This deceptively spacious bungalow, which is being offered with no onward chain, briefly comprises; a front lounge, fitted kitchen, conservatory, three bedrooms, bathroom and wc. To the front of the home there is a driveway, offering off road parking, leading to the integral garage. To the rear of the property there is a good-sized south-facing 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 versatile, centrally positioned property - which would suit couples and families alike due to its versatile lay out, is located close to local schools, amenities and bus routes. Also nearby there is Ashby High Street, offering a variety of individual shops, restaurants and a weekly market. Viewing advised!



GROUND FLOOR
1145 sq.ft. (106.4 sq.m.) approx.

BEDROOM 1
11'11" x 9'11"
3.63m x 3.01m

BEDROOM 2
11'11" x 10'10"
3.64m x 3.30m

BEDROOM 3
8'11" x 6'8"
2.72m x 2.03m

BATHROOM
9'11" x 5'5"
3.01m x 1.64m

WC

CUPBOARD

CONSERVATORY
11'10" x 5'10"
3.60m x 1.79m

HUNTERS' HALLWAY

PORCH

GARAGE
17'2" x 8'1"
5.22m x 2.46m

LOUNGE
17'11" x 11'11"
5.45m x 3.64m

KITCHEN
16'8" x 9'11"
5.09m x 3.02m

TOTAL FLOOR AREA - 1145 sq.ft. (106.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or error 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.

HALL AND KITCHEN CROSSLING

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 Rating

Current: 62, Potential: 71

Very energy efficient - lower running costs

Rating	Score Range	Color
7 (plus)	92-101	Dark Green
6	81-91	Light Green
5	69-80	Yellow-Green
4	55-68	Yellow
3	39-54	Orange
2	21-38	Red-Orange
1	1-20	Red

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Current: 62, Potential: 71

Very environmentally friendly - lower CO₂ emissions

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Not environmentally friendly - higher CO₂ emissions

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