

# HUNTERS®

HERE TO GET *you* THERE



## St. Johns Road

Scunthorpe, DN16 2NQ

Offers In The Region Of £110,000



Council Tax: A



# 15 St. Johns Road

Scunthorpe, DN16 2NQ

Offers In The Region Of £110,000



## Front

Attractive front of the home, with vehicle access to the side / rear.

## Garden

Good-sized garden, which is part laid to lawn, part low-maintenance, surrounded with mature hedging and fencing, offering a degree of privacy to the area. There is off road parking and a garage also to the rear, which is accessed via the road to the side.

## Lounge

11'11" 14'0" (3.64 4.27)

Generously sized, neutrally decorated lounge to the front of the home, with a bay window allowing ample light into the area.

## Kitchen

Good-sized kitchen to the rear of the home, with ample wall and floor units for storage. There is also an external door leading to the garden.

## W/C

Handy ground floor w/c

## Bedroom 1

8'11" 10'11" (2.72 3.33)

Double bedroom to the front aspect of the home.

## Bedroom 2

9'4" 8'1" (2.86 2.48)

Double bedroom to the rear of the home.

## Office/Study

5'11" 6'0" (1.81 1.84)

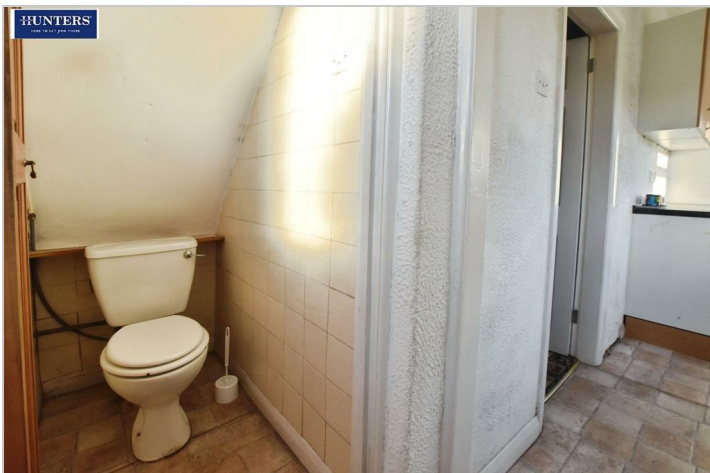
## Bathroom

5'4" 4'7" (1.63 1.41)

Neutrally tiled shower room.

Ideal first-time buyer/investor's home, which is being offered with no onward chain, briefly comprises: a front lounge, fitted kitchen, ground floor w/c. To the first floor, there are two double bedrooms, an office/study room and a family bathroom. To the exterior, there is a good-sized rear garden, which is part laid to lawn, part low maintenance with off-road parking, accessed via the side road. In addition to this, the home benefits from a gas central heating system and double glazing.

This family home is situated in a central position, close to local schools, amenities and bus routes. Close by, there is Ashby High Street, offering a variety of individual shops, restaurants and a weekly market. Viewing advised!



Road Map



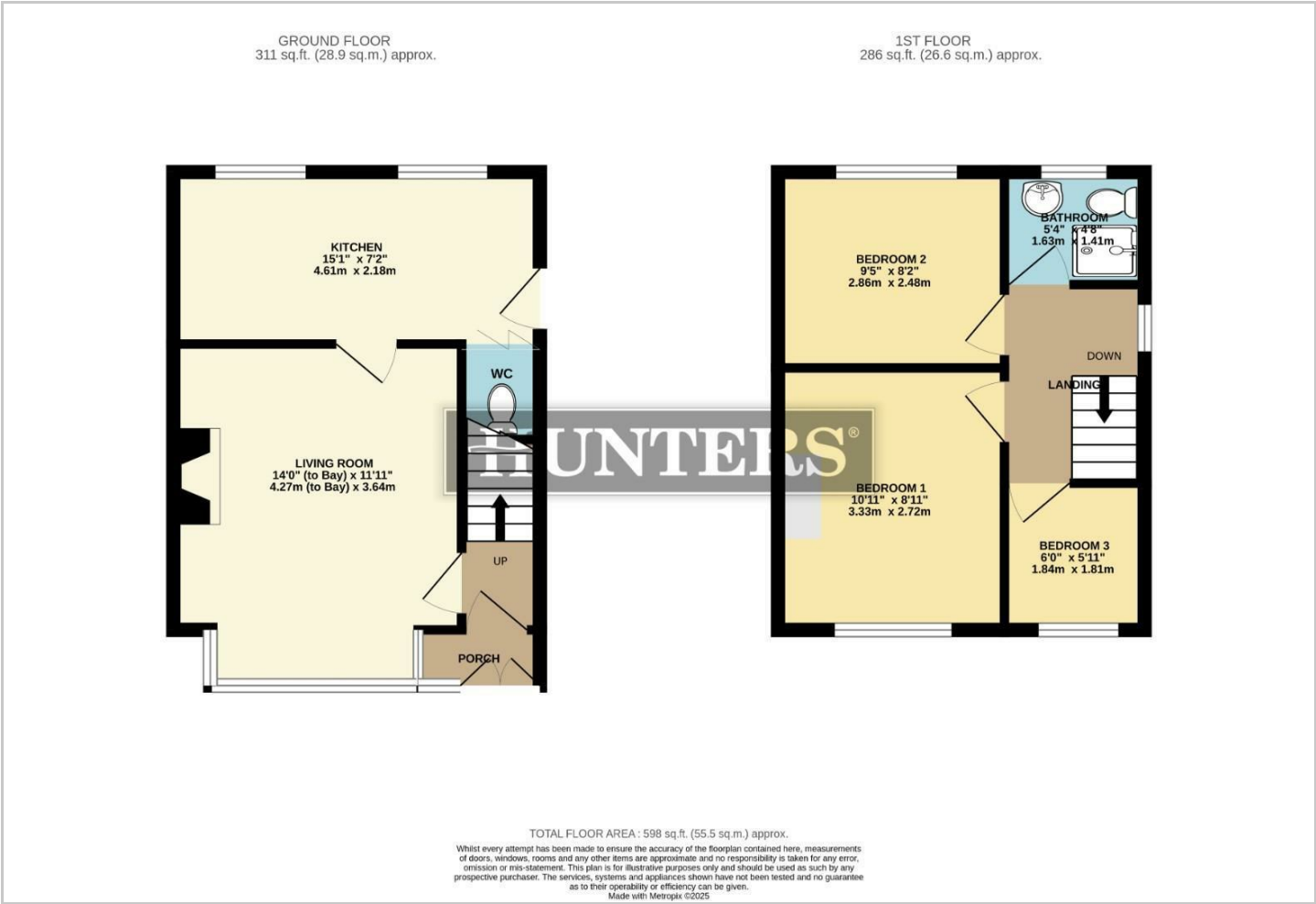
Hybrid Map



Terrain Map



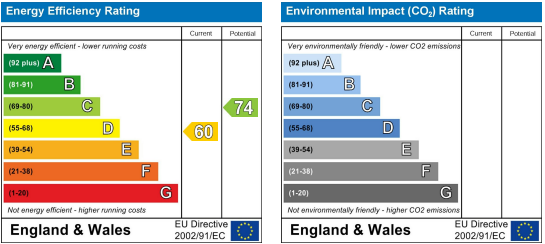
Floor Plan



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.