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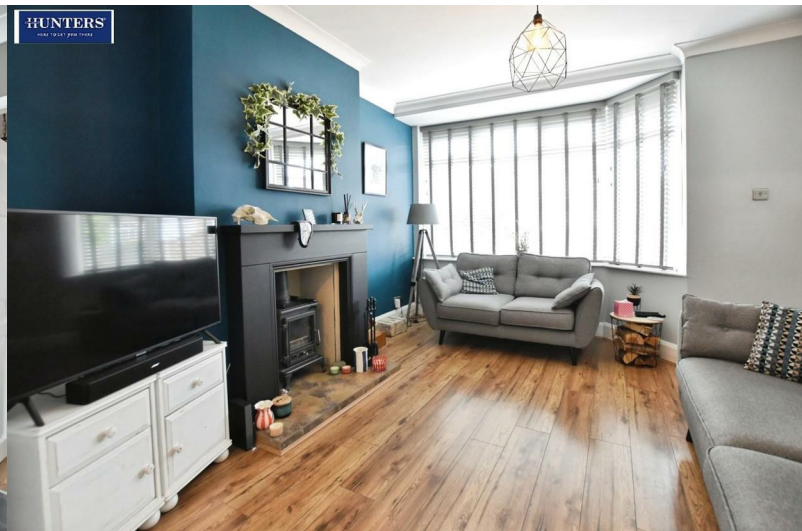
Lincoln Gardens

Scunthorpe, DN16 2HN

Offers In The Region Of £175,000



Council Tax: A



33 Lincoln Gardens

Scunthorpe, DN16 2HN

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Front

Front of the home, with a gravel area, sitting adjacent to the driveway, which offers off road parking.

Garden

Good sized garden to the rear, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with fencing, offering a degree of privacy to the area.

Kitchen

10'3" x 10'10" (3.13m x 3.32m)
Fitted kitchen, with ample wall and floor units for storage. The kitchen has a door leading to the large conservatory at the rear of the home.

Conservatory

10'5" x 12'11" (3.19m x 3.94m)
Large conservatory to the rear aspect, offering a bright and versatile area, with doors leading to the garden.

Lounge

12'5" x 11'0" (3.79m x 3.37m)
Good sized lounge to the front aspect of the home, with double doors opening through to the second reception room - making this an ideal space for family gatherings and entertaining.

Second Reception Room

15'7" x 9'10" (4.76m x 3m)
Second reception room, currently being used as a dining area.

Utility / Ground Floor wc

Bedroom 1

8'9" x 11'1" (2.69m x 3.40m)
Double bedroom to the front aspect of the home, with fitted storage.

Bedroom 2

8'11" x 9'8" (2.74m x 2.97m)
Double bedroom, to the rear, with ample fitted storage.

Bedroom 3

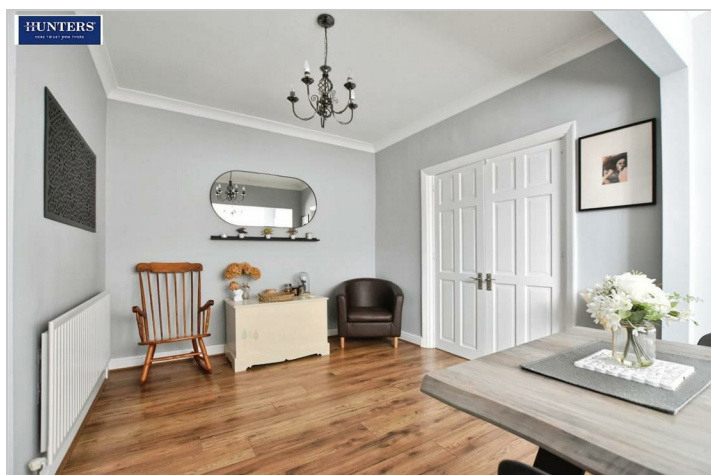
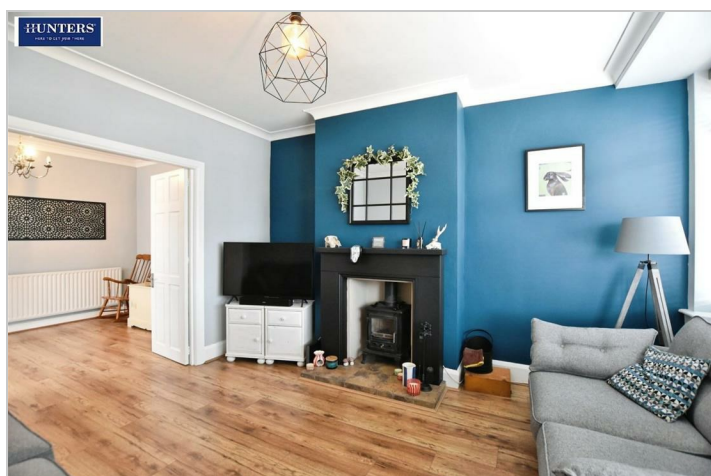
5'5" x 10'11" (1.67m x 3.33m)

Bathroom

5'1" x 3'10" (1.57m x 1.18m)
Modern bathroom with neutral suite and walk in shower.

This ideal first-time buyer/family home, which is being offered with no onward chain and is located in the popular Lincoln Gardens area, briefly comprises: two generous reception rooms, a fitted kitchen, a small utility area / wc, and a large conservatory. On the first floor, there are three bedrooms and a family shower room. To the front of the home, there is a gravel area, sitting adjacent to the driveway, which offers off-road parking. To the rear of the property, there is an enclosed 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, which is being offered with no onward chain, close to local schools, amenities and bus routes. Also nearby there is Ashby High Street, which offers a variety of individual shops and restaurants. Viewing advised!



Google Maps

bus, Landsat / Copernicus, Maxar Technologies

GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.

GROUND FLOOR

- CONSERVATORY
12'11" x 10'6"
3.94m x 3.19m
- KITCHEN
10'10" x 10'3"
3.30m x 3.13m
- DINING ROOM
15'8" x 9'9"
4.78m x 2.98m
- LIVING ROOM
12'3" x 11'1"
3.74m x 3.37m
- BATHROOM
- WC
- UP
- UP

1ST FLOOR

- BEDROOM 1
11'2" x 9'10"
3.40m x 2.69m
- BEDROOM 2
9'5" x 6'3"
2.97m x 1.91m
- BEDROOM 3
10'11" x 5'6"
3.33m x 1.67m
- WARDROBE
- HALLWAY

TOTAL FLOOR AREA: 945 sq.ft. (87.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with MetreX 5.005

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

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2010/20/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2010/20/EC

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.

241-243 Ashby High Street, Scunthorpe, DN16 2SQ
Tel: 01724 700000 Email: scunthorpe@hunters.com <https://www.hunters.com>