

# HUNTERS®

HERE TO GET *you* THERE

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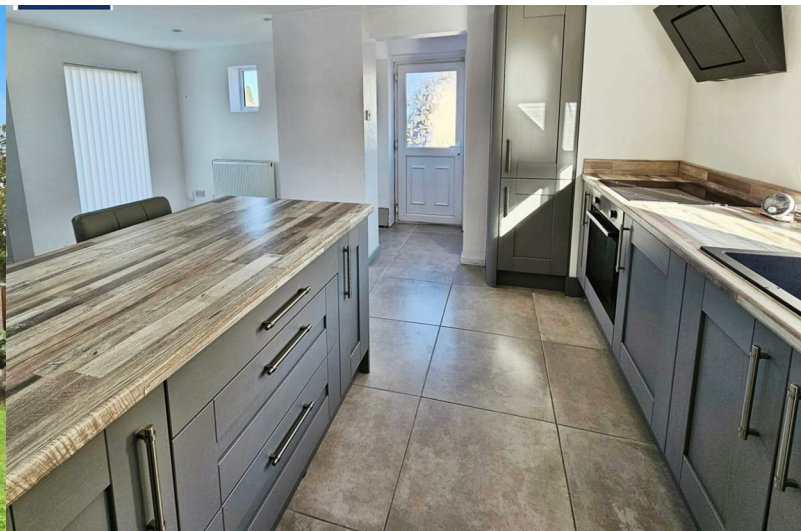
## Lacey Road

Scunthorpe, DN17 2LB

£130,000



Council Tax: A





# 11 Laceby Road

Scunthorpe, DN17 2LB

£130,000



## Front

Front of the home, with a grassed area, sitting adjacent to the large driveway - which offers off road parking for several vehicles.

## Garden

Large garden to the rear, which is predominantly laid to lawn, with a patio seating area.

## Lounge

12'3" x 11'10" (3.74 x 3.63)

Neutrally decorated lounge, with sliding doors leading to rear.

## Kitchen/Diner

12'10" x 18'2" (3.93 x 5.54)

Beautifully presented, modern kitchen / diner, with ample units for storage. The kitchen also benefits from an integral oven, hob and extractor fan.

## Bedroom 1

11'1" x 12'4" (3.38 x 3.76)

Neutrally decorated, generously sized double bedroom, with ample fitted storage.

## Bedroom 2

10'5" x 8'11" (3.18 x 2.74)

Double bedroom to the rear of the home, with fitted storage.

## Bedroom 3

8'10" x 8'5" (2.71 x 2.58)

Neutrally decorated third bedroom.

## Bathroom

Modern bathroom, with neutral suite.

This ideal first time buyer / family home, which is deceptively spacious internally and externally, briefly comprises; a generous lounge / diner, fitted kitchen, ground floor wc, three bedrooms and a family bathroom. The home, which is modern and neutrally decorated throughout, is set on a spacious corner plot - offering ample off road parking leading to the garage. There is also a large garden, which is predominantly laid to lawn, with a patio seating area. In addition to this the property benefits from double glazing and a gas central heating system.

This property is centrally located, close to local schools, amenities and bus routes. Close by there is the Iron Forge, offering good value family dining.



Road Map



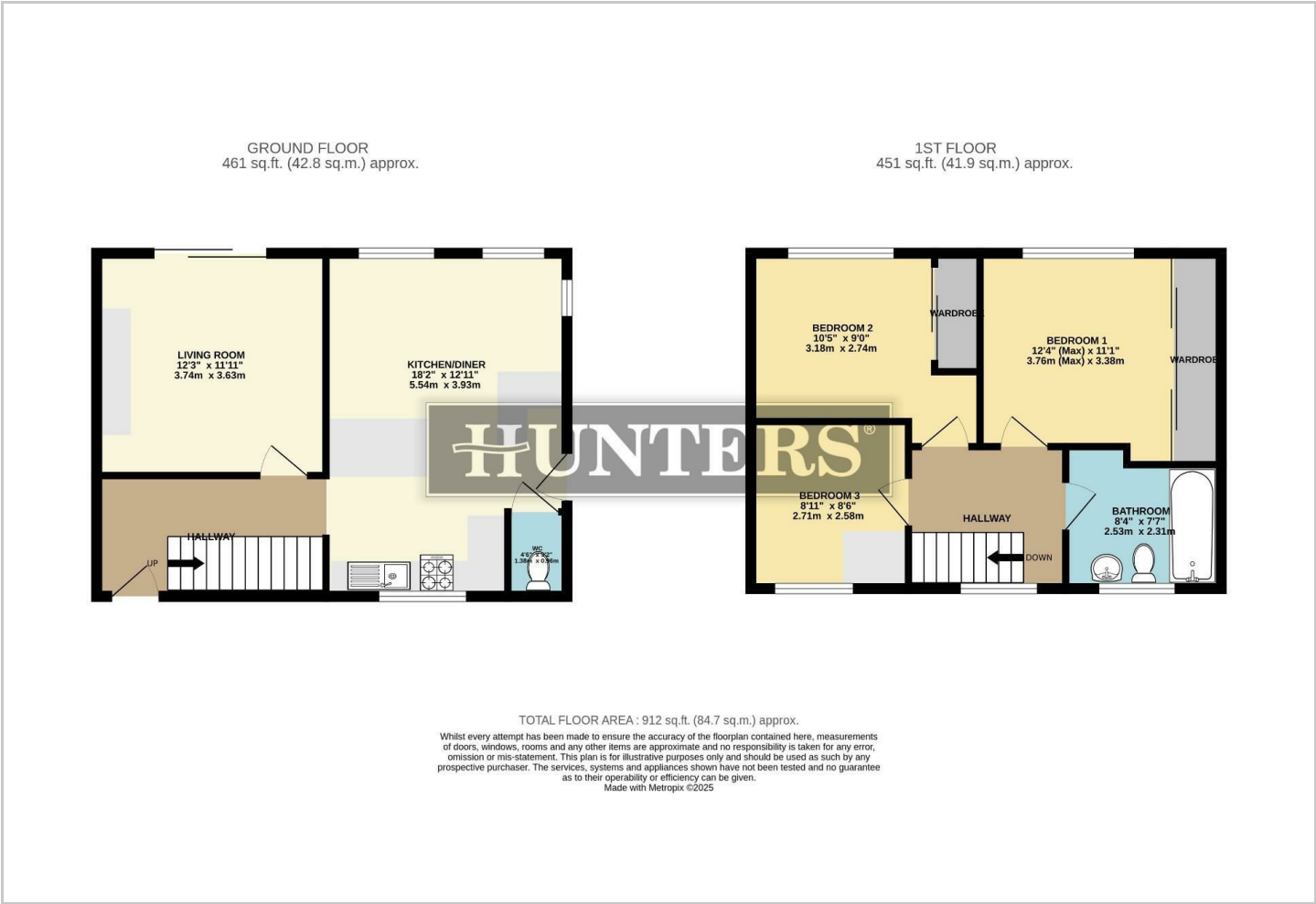
Hybrid Map



Terrain Map



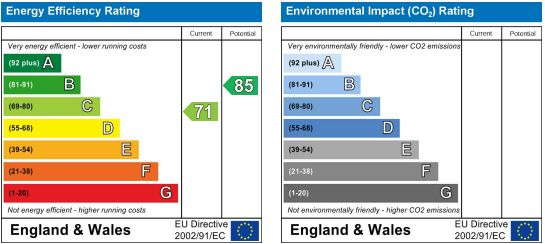
Floor Plan



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.