

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Stockhill Road

Scunthorpe, DN16 2LQ

Offers In The Region Of £155,000



Council Tax: A



# 11 Stockhill Road

Scunthorpe, DN16 2LQ

Offers In The Region Of £155,000



## Front

Well presented front of the home, with a grassed area, sitting adjacent to the driveway, which offers ample off road parking, and leads to the garage at the rear of the home - which benefits from electrics.

## Garden

Beautifully maintained garden to the rear of the home, which is predominantly laid to lawn, with patio seating area. The garden benefits from well established shrubs and is surrounded with fencing, offering a degree of privacy to the area.

## Lounge / Diner

11'11" x 25'5" (3.65m x 7.75m)

Dual aspect lounge / diner - which offers a great space for families or entertaining.

## Kitchen / Diner

6'8" x 16'5" (2.04m x 5.02m)

Fitted kitchen to the rear of the home with ample wall and floor units for storage.

## Bedroom 1

11'1" x 11'1" (3.40m x 3.38m)

Double bedroom to the front aspect of the home.

## Bedroom 2

11'5" x 11'11" (3.48m x 3.64m)

Double bedroom to the rear of the home.

## Bedroom 3

7'4" x 6'9" (2.24m x 2.08m)

## Bathroom

6'11" x 7'2" (2.12m x 2.19m)

Bathroom, with neutral white suite.

Ideal first time buyer / family home - which is well maintained throughout and ready for the buyer to put their own stamp on - briefly comprises; a generous lounge / diner, fitted kitchen, three bedrooms and a bathroom. To the front of the home there is a grassed area, sitting adjacent to the driveway - which offers ample off road parking and leads to the garage. To the rear of the property there is a large, well presented garden, which is predominantly laid to lawn. In addition to this the home benefits from a gas central heating system and double glazing.

This home - which is being offered with no onward chain - is located centrally, close to local schools, amenities and bus routes. Also nearby there is Ashby, with a variety of shops, restaurants and a weekly market, viewing advised!



## Road Map



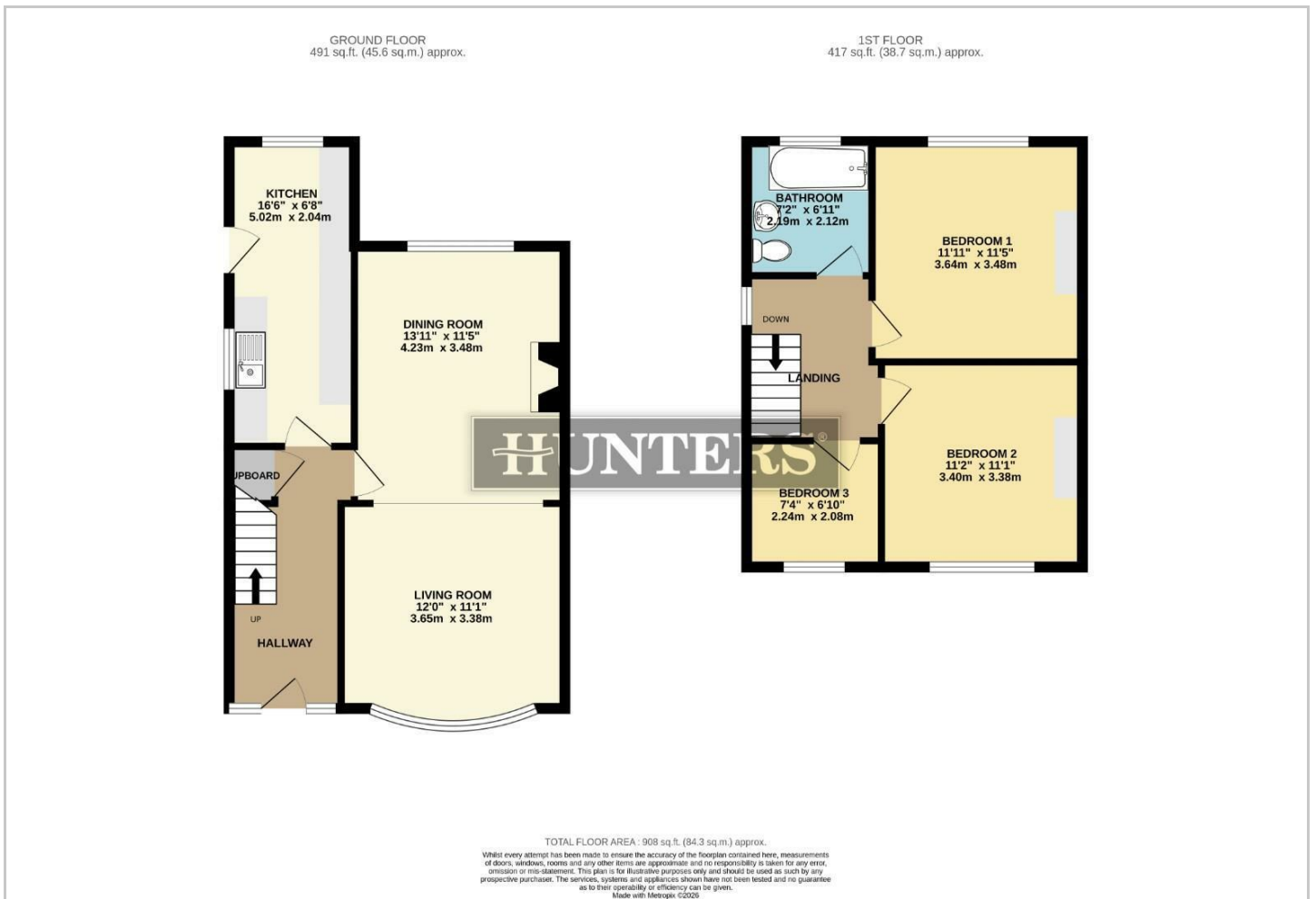
## Hybrid Map



## Terrain Map



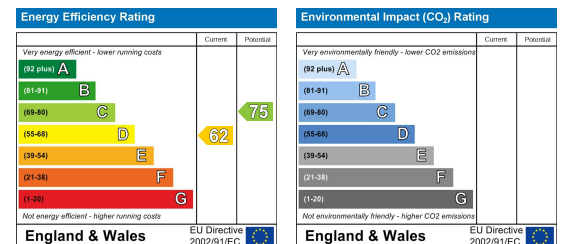
## Floor Plan



## 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.