

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bodmin Close

Scunthorpe, DN17 1TW

Offers In The Region Of £150,000



Council Tax: B



# 13 Bodmin Close

Scunthorpe, DN17 1TW

Offers In The Region Of £150,000



## Front

Front of the home, with a driveway - offering off road parking for several vehicles, leading to the garage at the rear.

## Garden

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

## Kitchen

9'2" x 9'10" (2.81m x 3.02m)

Fitted kitchen to the rear of the home, benefiting from ample wall and floor units for storage. The kitchen also offers an integrated oven, hob and extractor fan.

## Lounge

15'4" x 23'0" (4.69m x 7.03m)

Generous lounge to the front of the home, leading though to the dining area at the rear.

## Dining Area

Dining area - which leads through from the lounge.

## Bedroom 1

10'11" x 11'10" (3.34m x 3.62m)

Neutrally decorated double bedroom to the front of the home.

## Bedroom 2

10'11" x 10'10" (3.33m x 3.31m)

Neutrally decorated double bedroom to the rear aspect of the property.

## Bedroom 3

7'3" x 8'6" (2.22m x 2.61m)

## Bathroom

8'3" x 5'6" (2.54m x 1.69m)

Bathroom, with neutral white suite.

This ideal first time buyer / family home, which is being offered with no onward chain, briefly comprises; a generous front lounge, leading through to the dining area, fitted kitchen, three bedrooms and a bathroom. To the front of the home there is a driveway, offering off road parking, leading to the garage. To the rear of the property, there is an enclosed garden, which is predominantly stone. In addition to this the home benefits from a gas central heating system and double glazing.

This great family home is located centrally, close to local schools, amenities and transportation links. Also nearby there are retail parks and recreational areas. Viewing recommended!



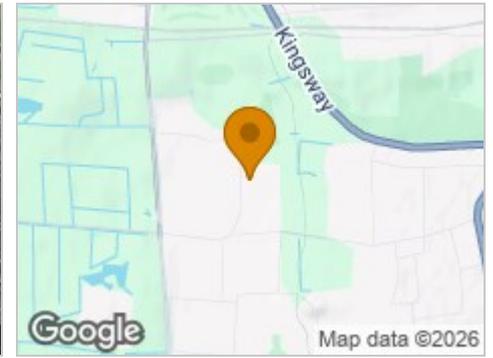
## Road Map



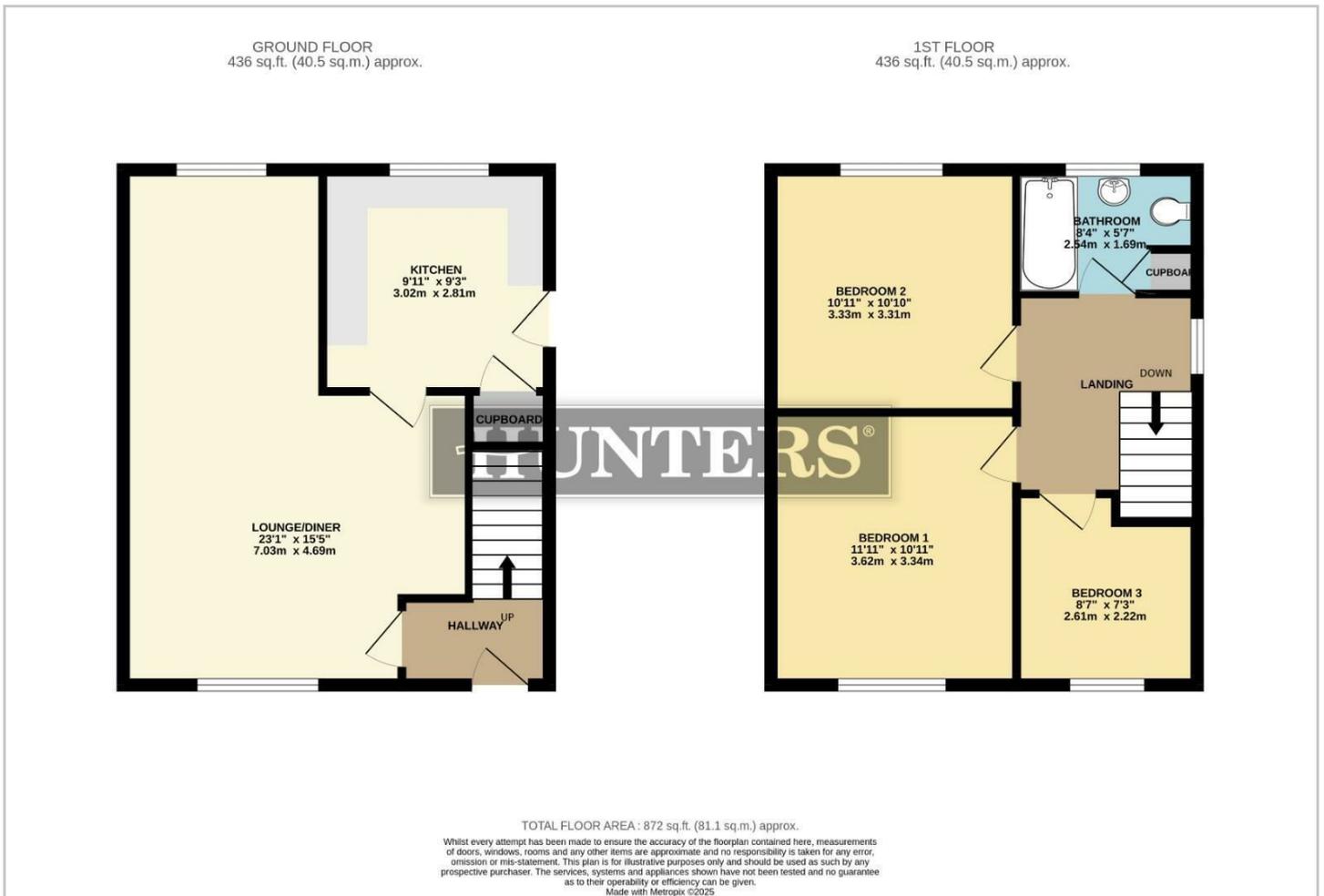
## Hybrid Map



## Terrain Map



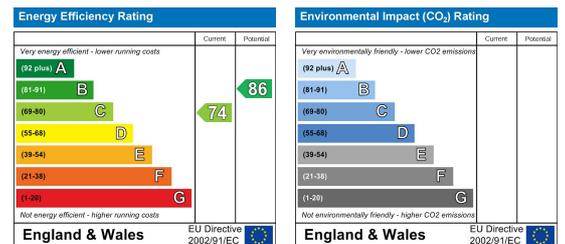
## Floor Plan



## 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.