

# HUNTERS®

HERE TO GET *you* THERE



## Linnet Garth

Scunthorpe, DN16 3WL

Offers Over £137,000



Council Tax: B



# 3 Linnet Garth

Scunthorpe, DN16 3WL

Offers Over £137,000



## Front

Front of the home, with an area offering off road parking.

## Garden

Low maintenance rear garden, offering a good space, 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

11'10" x 8'9" (3.61m x 2.69m)

Fitted kitchen to the rear, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob and extractor fan - and has patio doors accessing the garden.

## Lounge / Diner

11'10" x 14'9" (3.61m x 4.52m)

Neutrally decorated, generously sized lounge / diner to the front aspect of the home.

## Bedroom 1

19'1" x 8'2" (5.82m x 2.51m)

Double bedroom to the second floor of the home.

## Bedroom 2

11'8" x 12'0" (3.58m x 3.68m)

Double bedroom to the first floor of the property.

## Bedroom 3

11'8" x 7'8" (3.58m x 2.34m)

Double bedroom to the first floor.

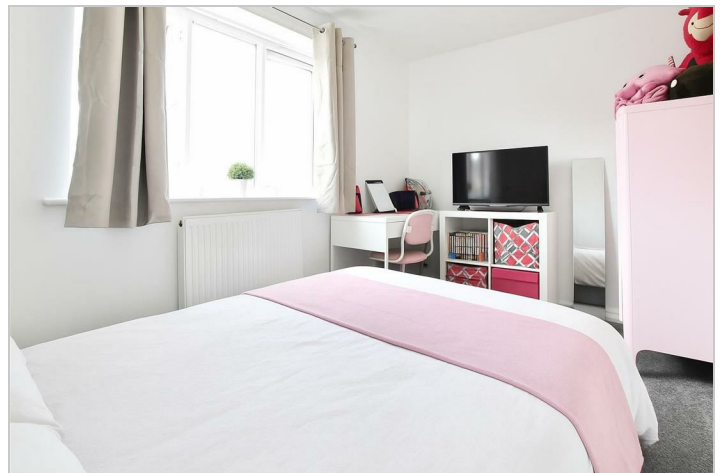
## Bathroom

Fully tiled, modern bathroom to the first floor - with neutral suite.



This great first time buyer / family home - which is ready to move into - briefly comprises; a fitted kitchen, generous lounge / diner, three bedrooms (over two floors) and a modern family bathroom. Externally, the property benefits from off-road parking to the front, complete with a convenient EV charger, and to the rear, there's a low-maintenance enclosed garden — ideal for ease of upkeep. In addition to this the property benefits from a gas central heating system and double glazing.

This well presented home is located centrally in Lakeside - close to local schools, amenities and transportation links. Also nearby there is a large retail park and picturesque walks - viewing recommended!



Road Map



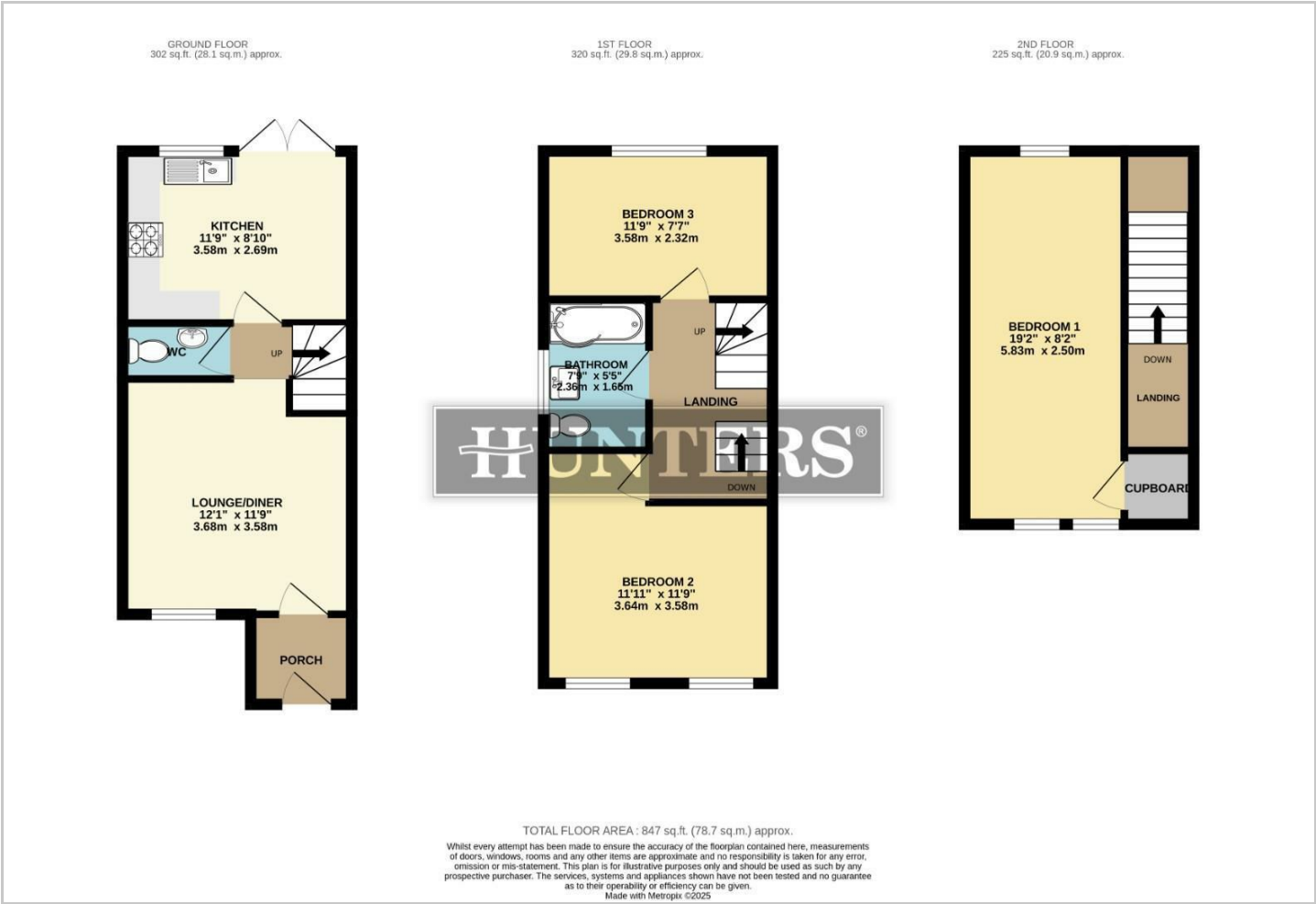
Hybrid Map



Terrain Map



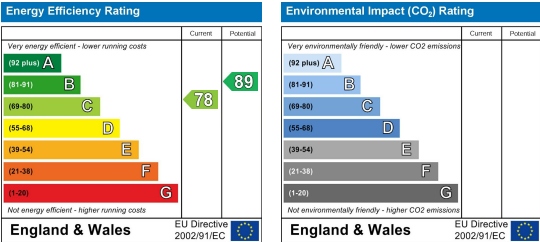
Floor Plan



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.