

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## St. Lawrence Road

Scunthorpe, DN16 1RE

Offers In The Region Of £100,000



3



1



2



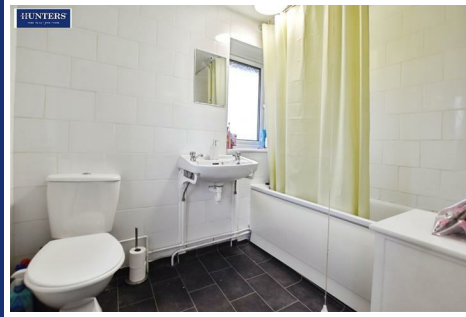
Council Tax: A



# 7 St. Lawrence Road

Scunthorpe, DN16 1RE

Offers In The Region Of £100,000



## Front Exterior

Front of the home with a paved path leading to the door and a front garden laid mainly to lawn.

## Rear Garden

To the rear, the property benefits from an enclosed garden mainly laid to lawn with a wooden shed providing additional storage. The garden is surrounded with fencing, offering a degree of privacy to the area.

## Living Room

14'10" x 11'9" (4.53m x 3.57m)

Good sized lounge to the front of the property.

## Kitchen

12'0" x 11'3" (3.67m x 3.44m)

The kitchen presents a practical and well-proportioned space with a tiled floor and light wooden work surfaces. The kitchen also benefits from ample wall and floor units for storage.

## Bathroom

7'5" x 7'0" (2.25m x 2.13m)

Bathroom, with neutral white suite.

## Bedroom 1

15'7" x 13'0" (4.74m x 3.96m)

Generous bedroom to the front aspect of the property.

## Bedroom 2

14'8" x 12'0" (4.46m x 3.66m)

Double bedroom to the rear aspect of the home.

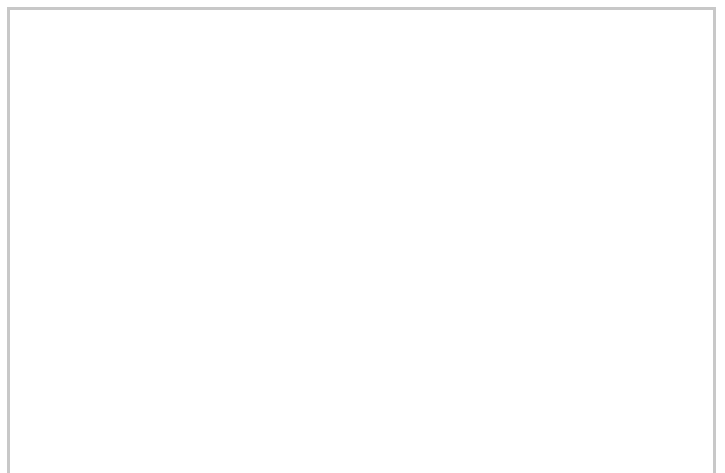
## Bedroom 3

9'9" x 7'2" (2.97m x 2.19m)

Third bedroom - ideal for a guest room, or home office.

Ideal first time buyer / investment property, which benefits from no onward chain, briefly comprises; a generous front lounge, second reception room, fitted kitchen, three bedrooms and a bathroom. Externally the home benefits from gardens to the side and rear, which are predominantly laid to lawn, with patio seating area. In addition to this the home benefits from a gas central heating system and double glazing.

This deceptively spacious home is located centrally, close to local schools, amenities and bus routes. Viewing advised!



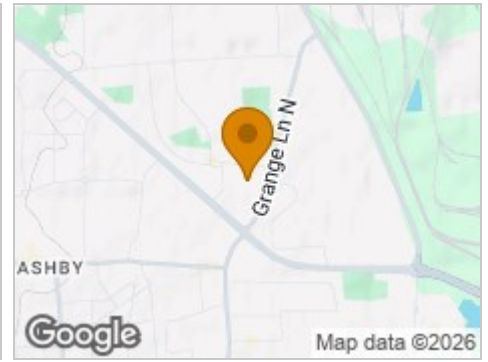
## Road Map



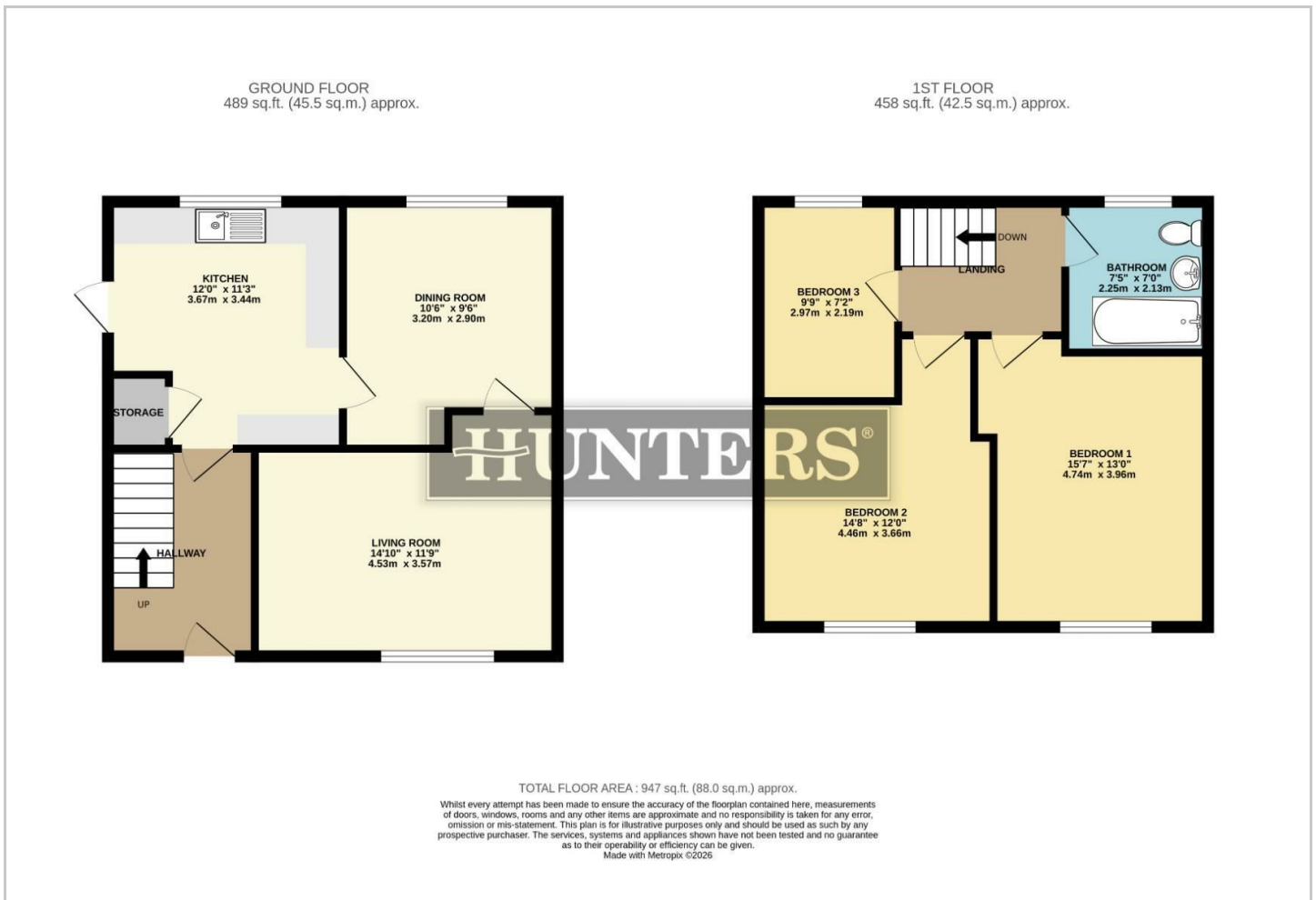
## Hybrid Map



## Terrain Map



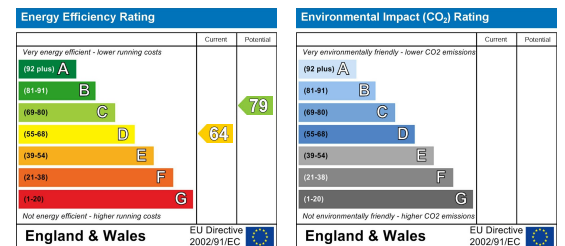
## Floor Plan



## 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.