

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Middleton Road

Scunthorpe, DN16 3NN

Offers In The Region Of £220,000



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Council Tax: C



# 26 Middleton Road

Scunthorpe, DN16 3NN

Offers In The Region Of £220,000



## Front Exterior

Attractive front to the home with a paved driveway providing off-road parking and access to the garage, which benefits from an electric door and electrics.

## Rear Garden

Good sized rear garden, which is predominantly laid to lawn, with a large patio seating area. The garden is surrounded with fencing, offering a degree of privacy to the space.

## Garage

17'11" x 8'1" (5.45m x 2.46m)

The garage is attached to the property and accessed via a door from the hallway. It is a sizeable space with a window for natural light, providing storage or parking for one vehicle, with brick walls and a solid floor.

## Living Room

17'11" x 11'10" (5.45m x 3.60m)

The living room is a bright and spacious area featuring a large window that fills the room with natural light.

## Kitchen

16'8" x 9'11" (5.08m x 3.03m)

The kitchen is a bright and modern space with a practical layout that includes ample storage and work surfaces. It is fitted with cream shaker-style cupboards, complemented by a wooden worktop and a grey tiled splashback. The kitchen also accommodates a dining area - great for family gatherings.

## Bathroom

9'2" x 8'5" (2.79m x 2.57m)

The bathroom is a well-presented space featuring a white suite with a bathtub, wash basin set in a vanity unit, and a toilet.

## Bedroom 1

12'0" x 10'0" (3.65m x 3.04m)

Neutrally decorated, generously sized bedroom to the rear of the home.

## Bedroom 2

12'0" x 10'0" (3.65m x 3.04m)

Second bedroom - currently being used as a further reception room - with double doors leading to the rear garden.

## Bedroom 3

9'0" x 6'9" (2.75m x 2.06m)

Bedroom 3 is a smaller room, suitable for use as a single bedroom, study, or home office.

This deceptively spacious link detached bungalow, which is modern throughout, briefly comprises; a fitted kitchen / diner, lounge, three bedrooms and a modern bathroom. To the front of the home there is a driveway, which offers off road parking and leads to the garage, which benefits from electrics. To the rear of the property there is a good sized rear garden which is predominantly laid to lawn. In addition to this the home benefits from a gas central heating system and double glazing.

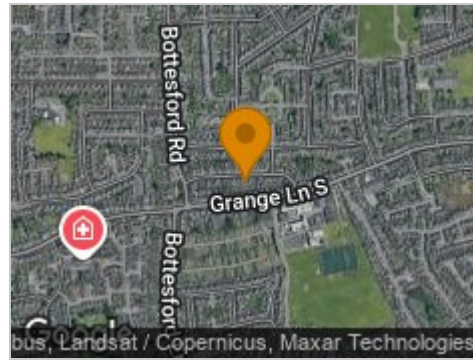
This property is located centrally, close to local schools, amenities and bus routes. Also nearby there is Ashby, offering a variety of individual shops, restaurants and a weekly market. Viewing advised!



## Road Map



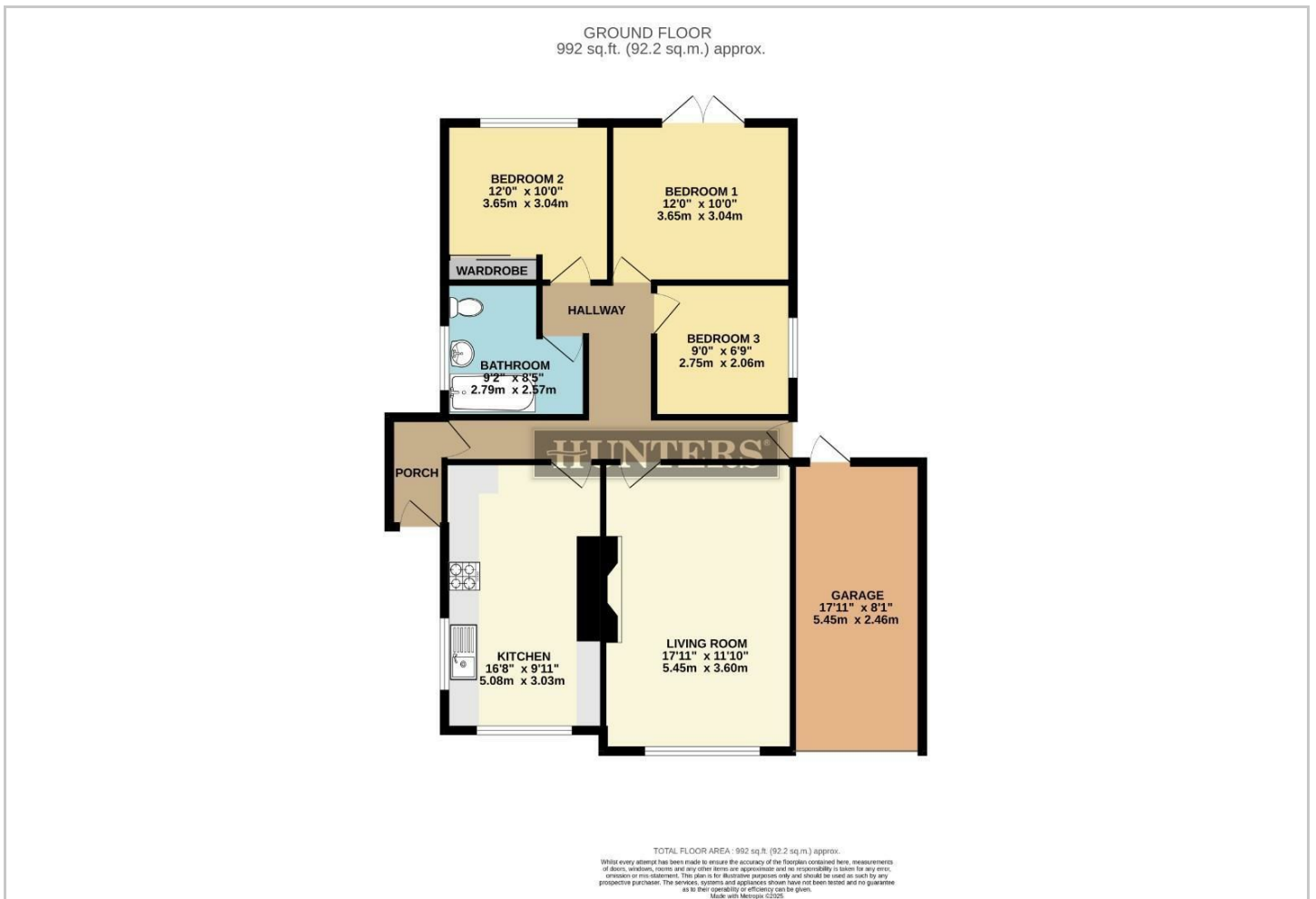
## Hybrid Map



## Terrain Map



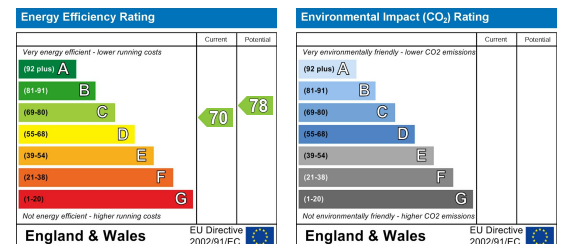
## Floor Plan



## 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.