

# HUNTERS®

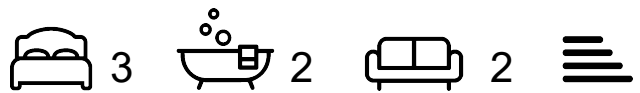
HERE TO GET *you* THERE



## Church Lane

Scunthorpe, DN15 7HB

£950 Per Month



Council Tax: B



# 109 Church Lane

Scunthorpe, DN15 7HB

£950 Per Month



## Living Room

11'6" x 11'1" (3.51m x 3.37m)

The living room features a generous bay window that floods the space with natural light, creating a bright and welcoming atmosphere. A central gas fire with a stone surround adds a cosy focal point, while the neutral tones of the space provide a versatile backdrop to personalise with your own furnishings.

## Dining Room

11'11" x 11'6" (3.64m x 3.51m)

A comfortable dining room with a window overlooking the rear garden, allowing for plenty of daylight. It includes a traditional gas fire with a tiled surround, offering a homely charm to family meals or entertaining friends.

## Kitchen

8'0" x 6'7" (2.43m x 2.02m)

The kitchen is compact and practical, fitted with white cabinetry and featuring a stainless steel sink beneath a window that brings in natural light. Space has been thoughtfully allocated for appliances including a washing machine and freestanding cooker, making this an efficient area for cooking and cleaning.

## Bedroom 1

11'6" x 11'1" (3.51m x 3.37m)

Bedroom 1 is a welcoming double room featuring a large window that looks out to the front of the property, filling the room with soft natural light. It benefits from a gas heater and neutral decor, providing a quiet and restful space.

## Bedroom 2

11'11" x 11'6" (3.64m x 3.51m)

Bedroom 2 is a spacious double room with a large window overlooking the rear garden. It comes with a gas heater and neutral decor, offering a comfortable and bright environment.

## Bedroom 3

6'11" x 6'7" (2.10m x 2.02m)

Bedroom 3 is a cosy single room with a window looking out to the side of the property. It has a radiator and simple decor, making it suitable for use as a bedroom or a study.

## Bathroom

6'7" x 6'4" (2.02m x 1.94m)

The bathroom includes a full-size bathtub with an overhead shower, a pedestal washbasin and a close-coupled WC. The space is naturally lit by a frosted window and features tiled splashbacks for easy maintenance.

## Rear Garden

The rear garden is a generous, well-established outdoor space with mature trees and shrubbery lining the boundaries. It includes a large lawn area and a wooden shed, offering plenty of potential for gardening enthusiasts or outdoor leisure.

## Front Exterior

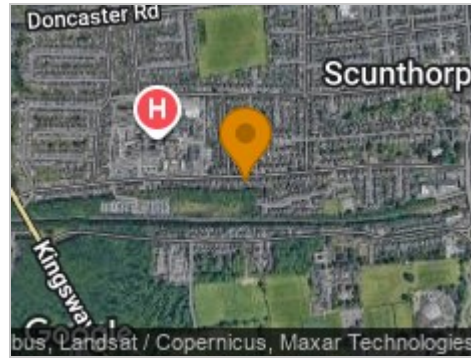
The front exterior of the property features a traditional semi-detached brick design with a bay window and an arched entrance. The driveway provides off-road parking and leads to a side pathway, with mature planting adding to the established feel of the frontage.



## Road Map



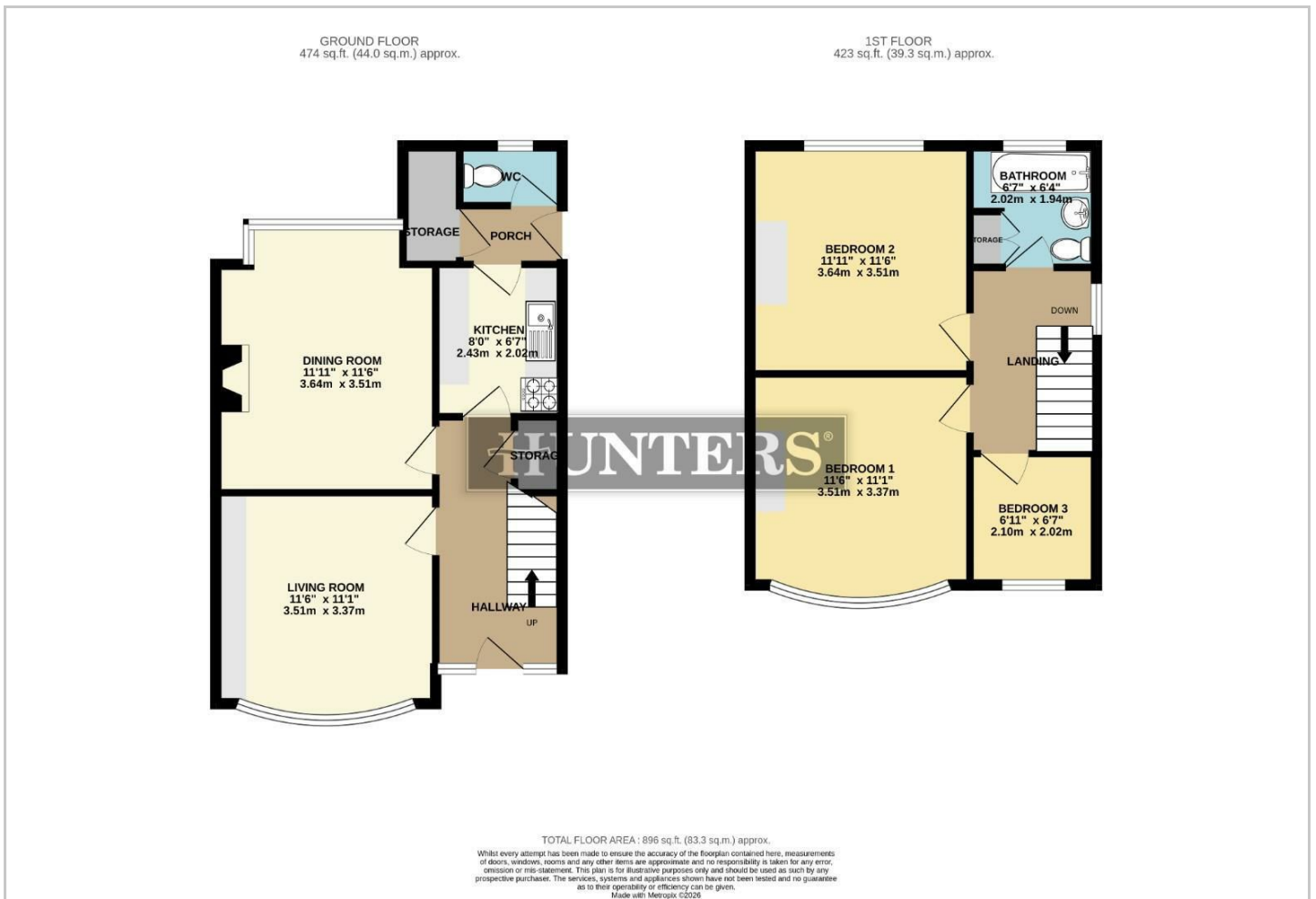
## Hybrid Map



## 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.