

# HUNTERS®

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## Blenheim Court

Scunthorpe, DN16 3SQ

Offers In The Region Of £215,000



Council Tax: C



# 55 Blenheim Court

Scunthorpe, DN16 3SQ

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## Front

Well presented front to the property, with a block paved area offering ample off road parking.

## Rear Garden

The rear garden is a low-maintenance outside space, mainly paved with a central area covered in dark slate chippings. It is enclosed by wooden fencing, offering privacy while remaining bright and open. The garden is accessed directly from the house via French doors, creating a seamless indoor-outdoor flow, perfect for relaxing or entertaining.

## Living Room

18'4" x 10'11" (5.58m x 3.32m)

## Kitchen

12'6" x 10'7" (3.81m x 3.22m)

Fitted kitchen to the front of the home, with ample wall and floor units for storage. This kitchen also benefits from an integral oven, hob, fridge / freezer and extractor fan.

## Bathroom

7'4" x 6'9" (2.23m x 2.05m)

Bathroom with fitted storage and neutral suite - with walk in corner shower.

## Bedroom 1

10'11" x 9'3" (3.32m x 2.82m)

Double bedroom to the rear of the home.

## Bedroom 2

7'3" 8'7" (2.22m 2.64m )

Neutral bedroom.

## Bedroom 3 / Reception Room

10'6" x 9'1" (3.21m x 2.77m)

Versatile room to the rear of the home, which could be used as a bedroom, or further reception room, depending on requirements. The room has patio doors accessing the garden.

This attractive and low-maintenance bungalow, which is well presented throughout, briefly comprises, a fitted kitchen, generous lounge, neutral bathroom, and three bedrooms. To the front of the home there is a block-paved driveway - offering ample off-road parking, with gates leading to the garage. To the rear of the property, there is a low-maintenance garden, which offers a block paved and slate area - with fencing surrounding, offering a degree of privacy to the area. In addition to this the property benefits from a gas central heating system and double glazing. This home is located in a popular location, close to local schools, amenities and transportation links. Also nearby there is Bottesford Beck - with picturesque walks. Viewing recommended!



## Road Map



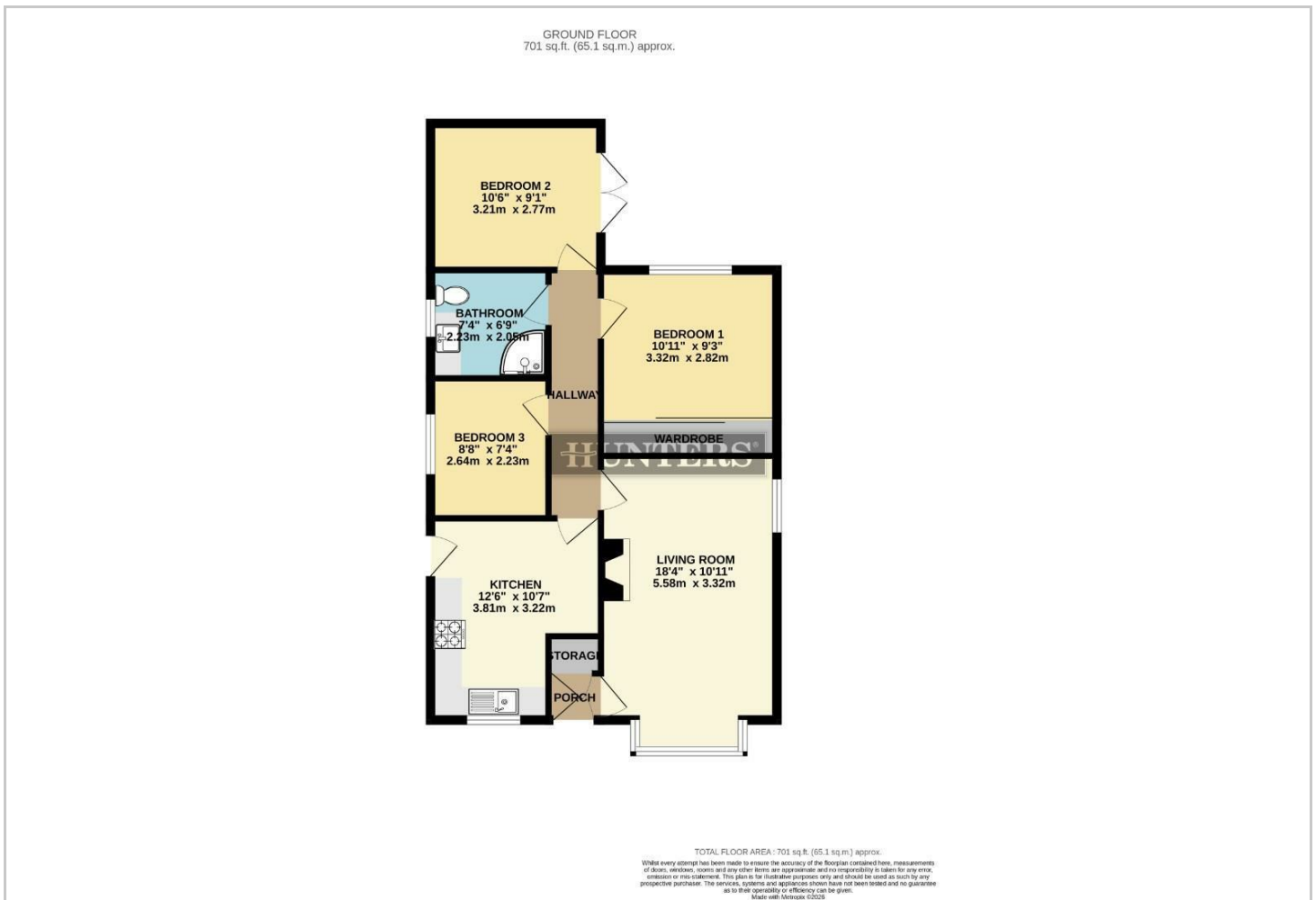
## Hybrid Map



## Terrain Map



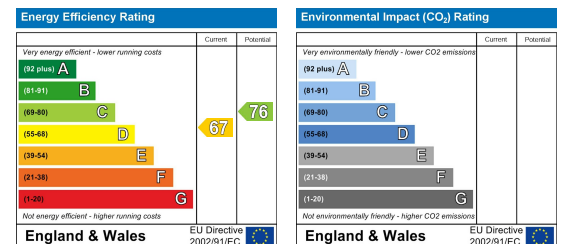
## Floor Plan



## 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.