

# HUNTERS®

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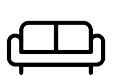
HUNTERS®  
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## Lynton Close

Scunthorpe, DN15 8DJ

Offers In The Region Of £145,000



Council Tax: B

HUNTERS  
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# 6 Lynton Close

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## Front

This bungalow is set back from the road, with a grassed front, with mature shrubs, sitting adjacent to the driveway, which offers ample off road parking for several vehicles, and leads to the garage, which benefits from electrics.

## Garden

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

## Kitchen

6'6" x 7'10" (1.99m x 2.40m)

Fitted kitchen, with ample wall and floor units for storage. The kitchen also benefits from an integrated hob, oven and extractor fan, and opens out to the conservatory to the rear.

## Conservatory

11'8" x 6'8" (3.56m x 2.04m)

Handy conservatory, leading from the kitchen, offering a bright dining / sitting area.

## Lounge

11'5" x 18'0" (3.49m x 5.51m)

Generously sized lounge to the front of the home, with sliding doors to the front aspect, and further doors accessing the kitchen.

## Bedroom 1

8'10" x 12'7" (2.71m x 3.85m)

Double bedroom to the front of the home, benefiting from ample fitted storage.

## Bedroom 2

7'6" x 9'11" (2.30m x 3.03m)

Double bedroom to the rear aspect of the home.

## Shower Room

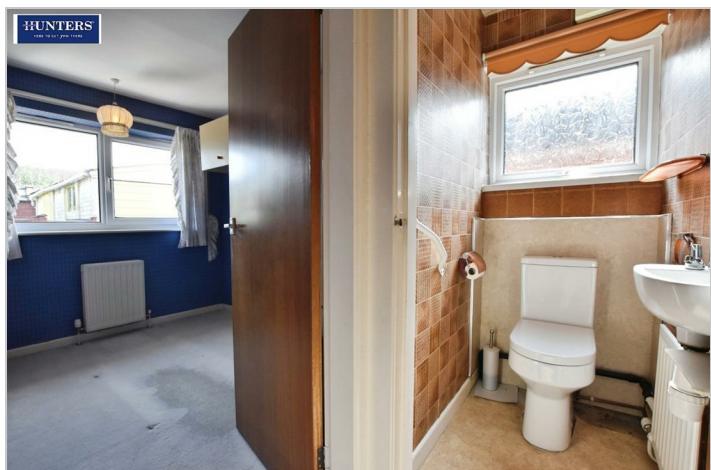
5'8" x 7'11" (1.75m x 2.43m)

Shower room to the rear, with large walk in shower and separate wc.

## Wc

This great downsize / retirement property positioned in a cul-de-sac, is being offered with no onward chain, briefly comprises; a front lounge, fitted kitchen, conservatory, two double bedrooms, shower room and separate wc. To the front of the home there is a grassed area, sitting adjacent to the driveway, which has off-road parking for several vehicles. To the rear of the home there is a good sized garden, which is 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 bungalow is located centrally, close to local schools, amenities and transportation links. The home is also close to retail parks, offering a variety of shops and restaurants. Viewing advised



## Road Map



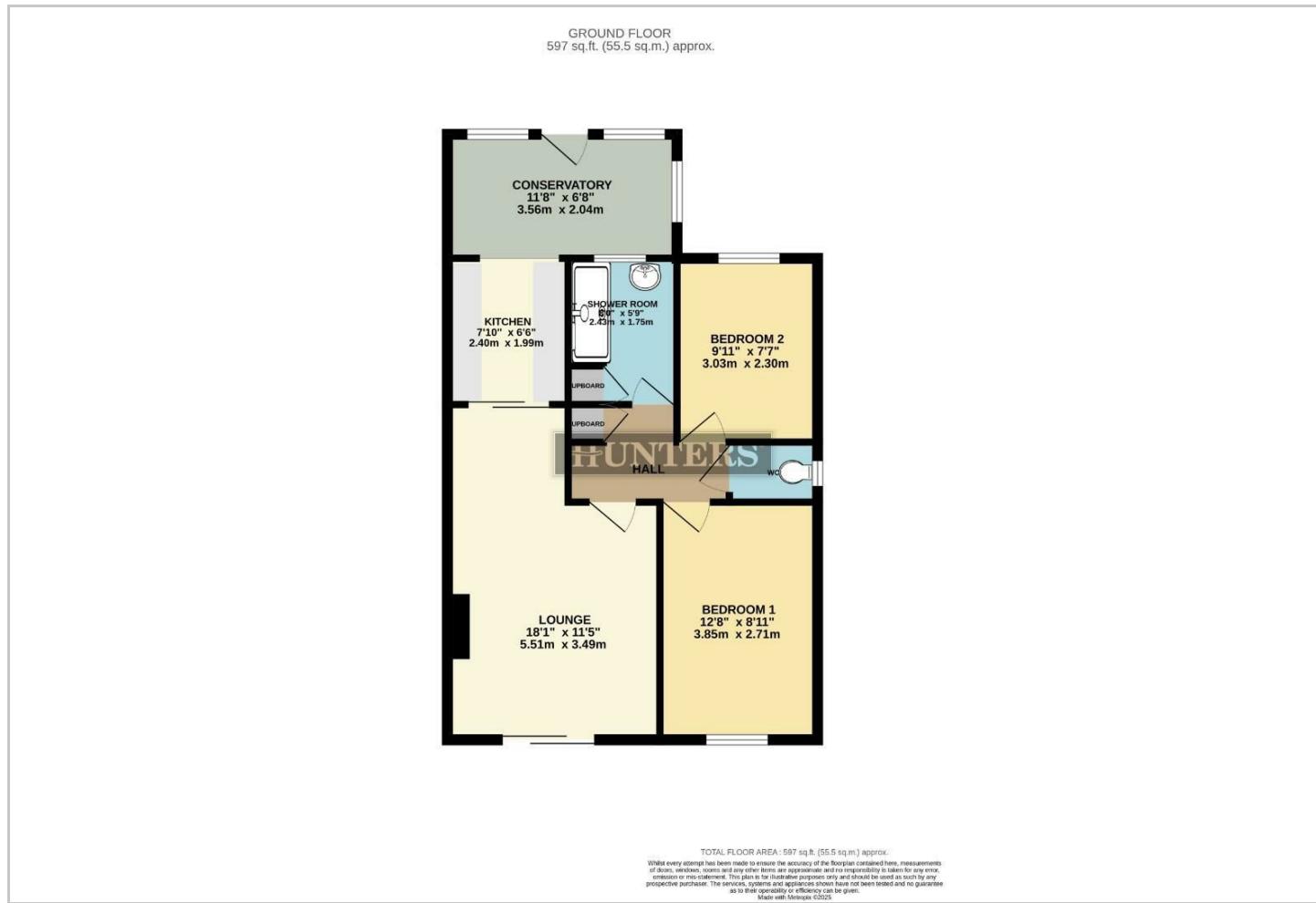
## Hybrid Map



## Terrain Map



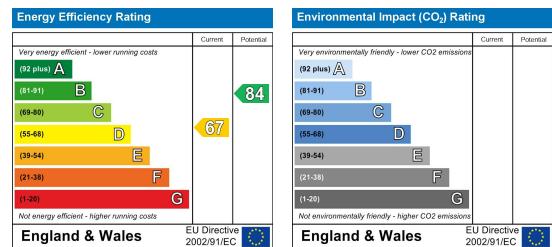
## Floor Plan



## 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.