

# HUNTERS<sup>®</sup>

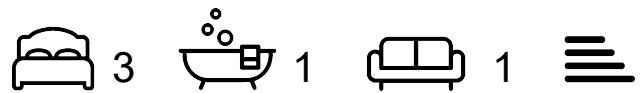
HERE TO GET *you* THERE



## Malvern Road

Scunthorpe, DN17 1EL

Offers In The Region Of £200,000



Council Tax: C



# 3 Malvern Road

Scunthorpe, DN17 1EL

Offers In The Region Of £200,000



## Front Exterior

The front exterior of the property has a bay window and paved driveway providing off-road parking. It has a front lawn bordered by shrubbery and a side gate leading to the garden and rear of the house.

## Living Room

11'11" x 11'11" (3.64m x 3.62m)

The living room is to the front of the home with a large bay window that allows plenty of natural light.

## Sitting Room

13'0" x 11'5" (3.96m x 3.49m)

The sitting room provides ample space and features a fireplace. This room flows into the adjoining dining area through an open-plan layout, creating a versatile social space.

## Dining Room

10'6" x 9'9" (3.21m x 2.97m)

Connected to the sitting room, the dining room offers a great space for family gatherings and entertaining, with French doors that access the garden, which is ideal for alfresco dining. open to the garden.

## Kitchen

20'8" x 7'4" (6.31m x 2.24m)

The kitchen is practical and well-equipped with a range of cabinets providing ample storage, with integrated appliances including an oven and hob. There is a side door leading to the garden.

## Hallway

The entrance hallway features wooden flooring and practical built-in storage cupboards.

## WC

This ground floor cloakroom

## Bedroom 1

14'8" x 9'5" (4.47m x 2.88m)

The spacious master bedroom benefits from a large bay window and an extensive range of built-in wardrobes, offering excellent storage.

## Bedroom 2

13'1" x 9'3" (3.98m x 2.81m)

Bedroom 2 is a generously sized room featuring built-in wardrobes along one wall for ample storage.

## Bedroom 3

7'5" x 6'11" (2.26m x 2.11m)

The third bedroom to the front of the home.

## Bathroom

9'1" x 7'5" (2.77m x 2.27m)

The family bathroom is fitted with a traditional white suite including a bath, separate shower cubicle, and pedestal wash basin. T

## Landing

## Rear Garden

The rear garden is a substantial outdoor space with a mix of paving, lawn, and mature shrubs. It includes a paved patio area accessible from the kitchen and dining room, ideal for outdoor seating and entertaining. The garden is enclosed by fencing and features a shed for additional storage.



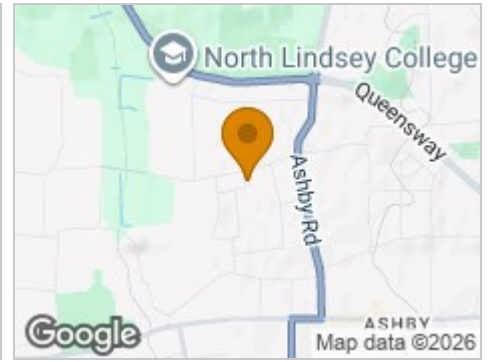
## Road Map



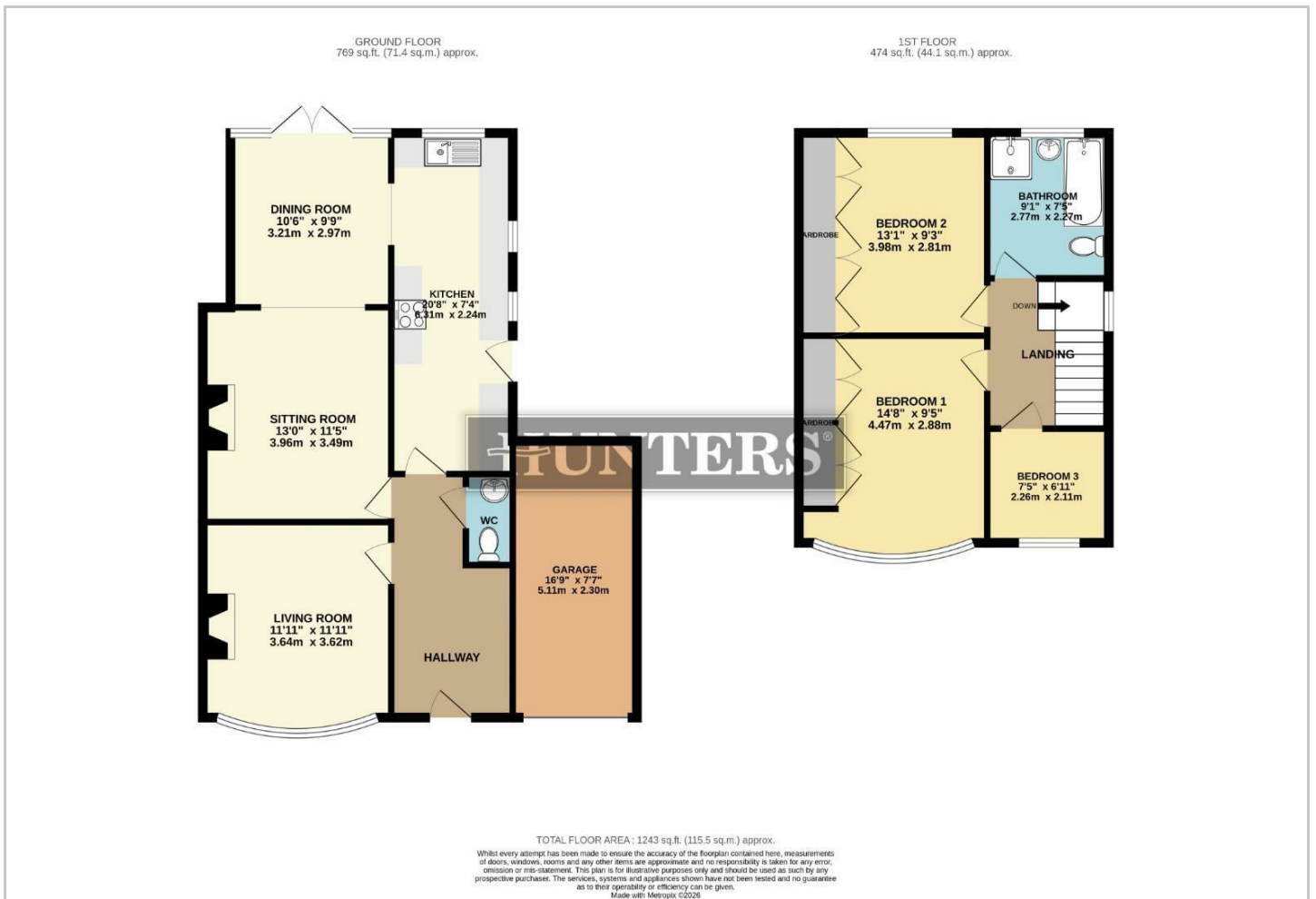
## Hybrid Map



## Terrain Map



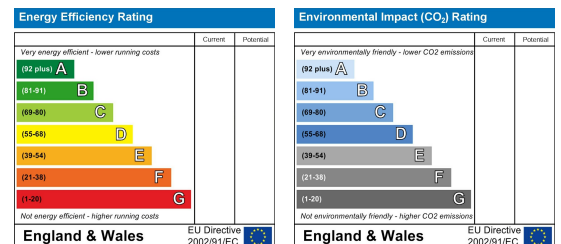
## Floor Plan



## 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.