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# Chapel Lane

Keadby, Scunthorpe, DN17 3EN

Offers In The Region Of £180,000

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Council Tax: A





# 31 Chapel Lane

Keadby, Scunthorpe, DN17 3EN

## Offers In The Region Of £180,000







### Front Exterior
The front garden is laid mainly to lawn with a mature tree and shrubs providing greenery and screening from the road. A paved driveway offers ample of off-road parking and access to the garage beyond. The garden offers an inviting exterior with a good degree of privacy.

### Rear Garden
The rear garden is a generous open space mainly laid to lawn with mature trees and shrubs along the boundaries providing privacy and a natural backdrop. The garden offers excellent potential for landscaping, outdoor entertaining, or creating a play area, and includes a detached garage.

### Living Room
This spacious living room features a large dual aspect windows that fills the room with natural light and overlooks the front and rear garden. The room is complemented by a charming brick fireplace with a wood burner, adding a cosy focal point to the space.

### Kitchen
The kitchen is fitted with a modern range of cabinets, providing plenty of storage and preparation space. Integrated appliances include an oven with a hob and an extractor hood. A large window above the sink overlooks the garden, allowing plenty of light to flood the room. The wood-effect laminate flooring complements the clean, contemporary look of the kitchen.

### Dining Area
The dining area adjoins the living room and kitchen, featuring laminate flooring and exposed brick walls that add a touch of character. This open-plan space benefits from natural light through a side window and offers ample room for a dining table, making it ideal for family meals and entertaining.

### Storage Room
This practical area provides space for laundry appliances with easy access to the kitchen and rear of the property. It offers a functional area for household chores and additional storage.

### Hallway
Positioned at the front of the property, this newly fitted carpeted hallway offers a welcoming entrance with a neutral palette and a window to let in natural light.

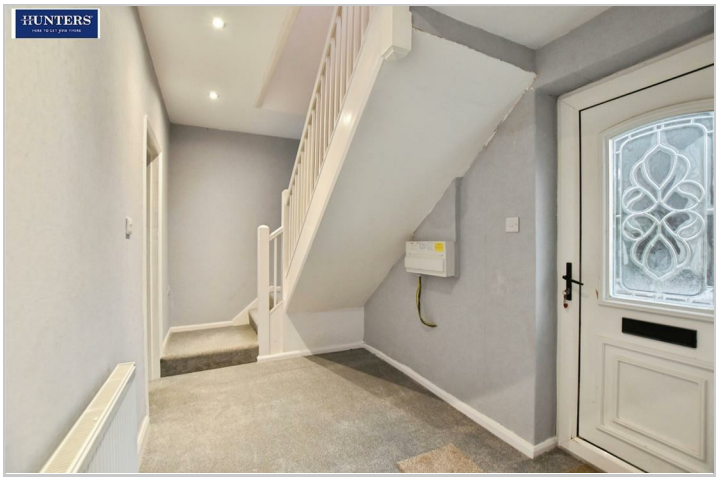
### Bedroom 1
The main bedroom is generously proportioned and features a large window, allowing ample natural light to fill the room.

### Bedroom 2
This second double bedroom is light and airy with a grey feature wall and carpet underfoot.

### Bedroom 3
Bedroom 3 to the front of the property

### Bathroom
The bathroom offers a modern suite including a bathtub with a shower enclosure, a washbasin with vanity storage, and a toilet. The room is enhanced with laminate flooring and contrasting wall colours, with a window providing natural light and ventilation.

This well presented, spacious ideal first time buyer/ family home, briefly comprises: a generous lounge, a good-sized new modern kitchen/diner, storage room, three bedrooms, and a newly fitted bathroom with separate w/c. To the rear of the home, there is a large garden which is predominantly laid to lawn, mature woodland at the boundary and a patio seating area. In addition to this, the home benefits from ample off-road parking, detached garage and a detached brick outbuilding, an oil central heating system and double glazing. This property is located in the small village of Keadby, close to local schools, amenities and bus routes. Also nearby there is Scunthorpe - which offers further schools and services. Viewing recommended!












## Road Map



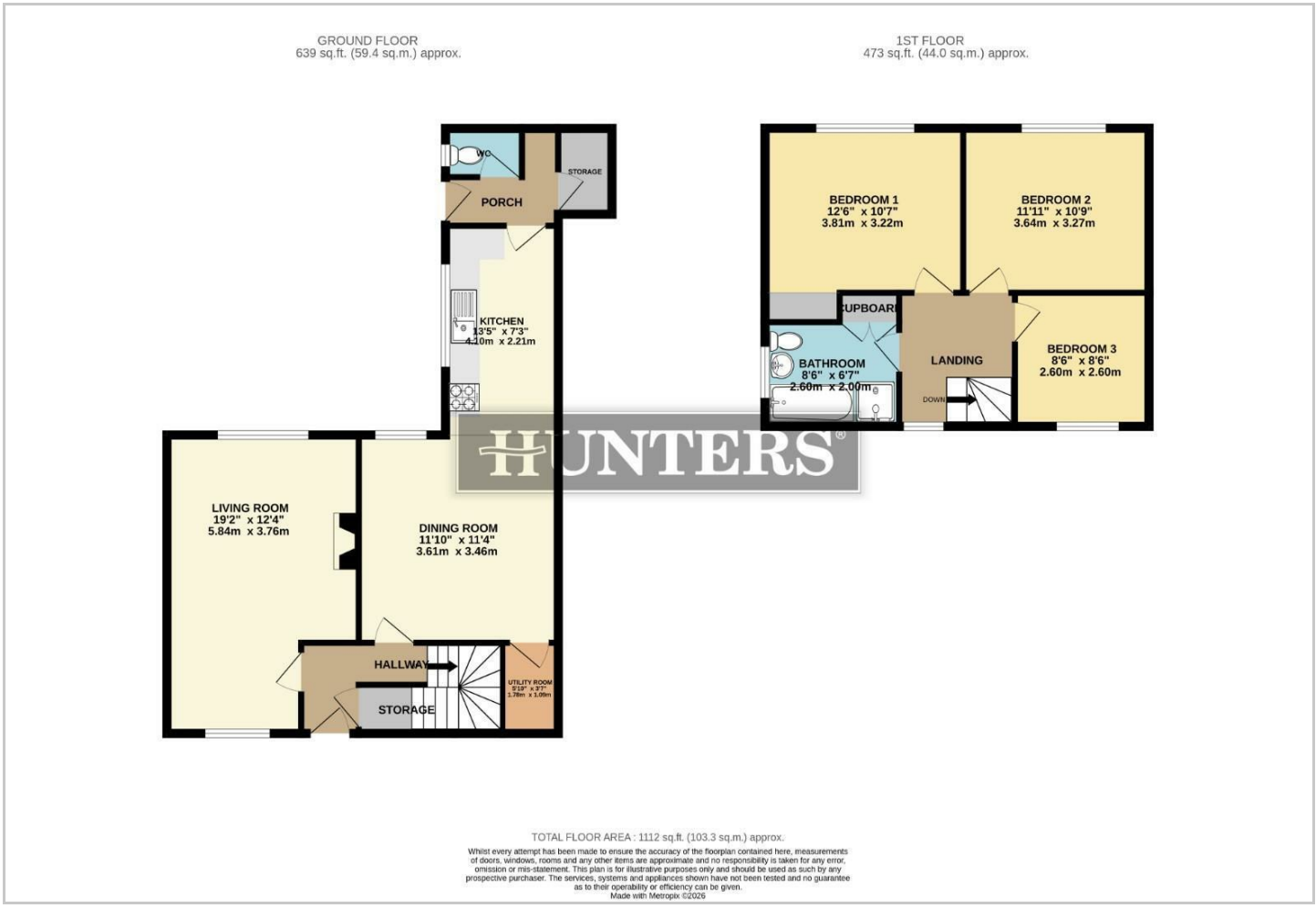

## Hybrid Map




## Terrain Map



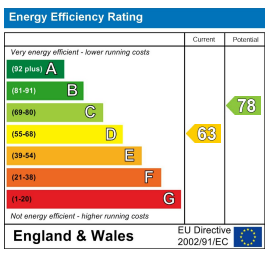

## Floor Plan

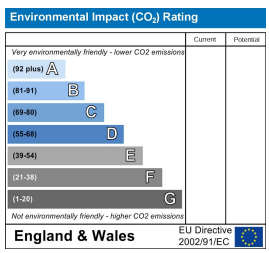



## Viewing

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.

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