

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Charles Avenue

Scotter, Gainsborough, DN21 3RP

Offers Over £300,000



Council Tax: D



# 39 Charles Avenue

Scotter, Gainsborough, DN21 3RP

Offers Over £300,000



## Front

Attractive front to the home, with a large driveway, allowing for ample off road parking - leading to the double garage with electric door.

## Garden

Garden to the rear - which is predominantly laid to lawn, with a patio seating area, overlooking open fields. This beautiful space, offers an ideal area for sitting and enjoying the countryside views.

## Lounge

17'1" x 15'3" (5.23m x 4.65m)

Generously sized, neutrally decorated lounge to the front of the home, with a staircase accessing the first floor.

## Conservatory

10'5" x 13'1" (3.20m x 3.99m)

Good sized conservatory to the rear of the property - which has patio doors accessing the garden. The conservatory offers a great space to enjoy the views over the open fields.

## Dining Room

11'9" x 10'9" (3.60m x 3.29m)

Second reception room, currently being used as a dining room, with patio doors leading through to the conservatory.

## Kitchen

14'0" x 10'9" (4.29m x 3.29m)

Kitchen to the rear of the home, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob, extractor fan, dishwasher and fridge.

## Lobby

Handy lobby / boot room to the rear of the home.

## Utility Room

6'1" x 7'10" (1.87m x 2.41m)

## Staircase

## Ground Floor wc

## Bedroom 1

13'2" x 12'5" (4.02m x 3.80m)

Good sized double bedroom, to the front aspect of the home.

## Bedroom 2

Good-sized double bedroom to the rear aspect benefiting from open countryside views.

## Bedroom 3

13'5" x 8'7" (4.09m x 2.64m)

Double bedroom to the front of the property.

## Bedroom 4

8'7" x 10'11" (2.64m x 3.34m)

Good sized fourth bedroom.

## Bathroom

8'3" x 7'9" (2.52m x 2.38m)

Family bathroom, with neutral suite - offering bath and walk in shower, and a heated towel rail.



## Road Map



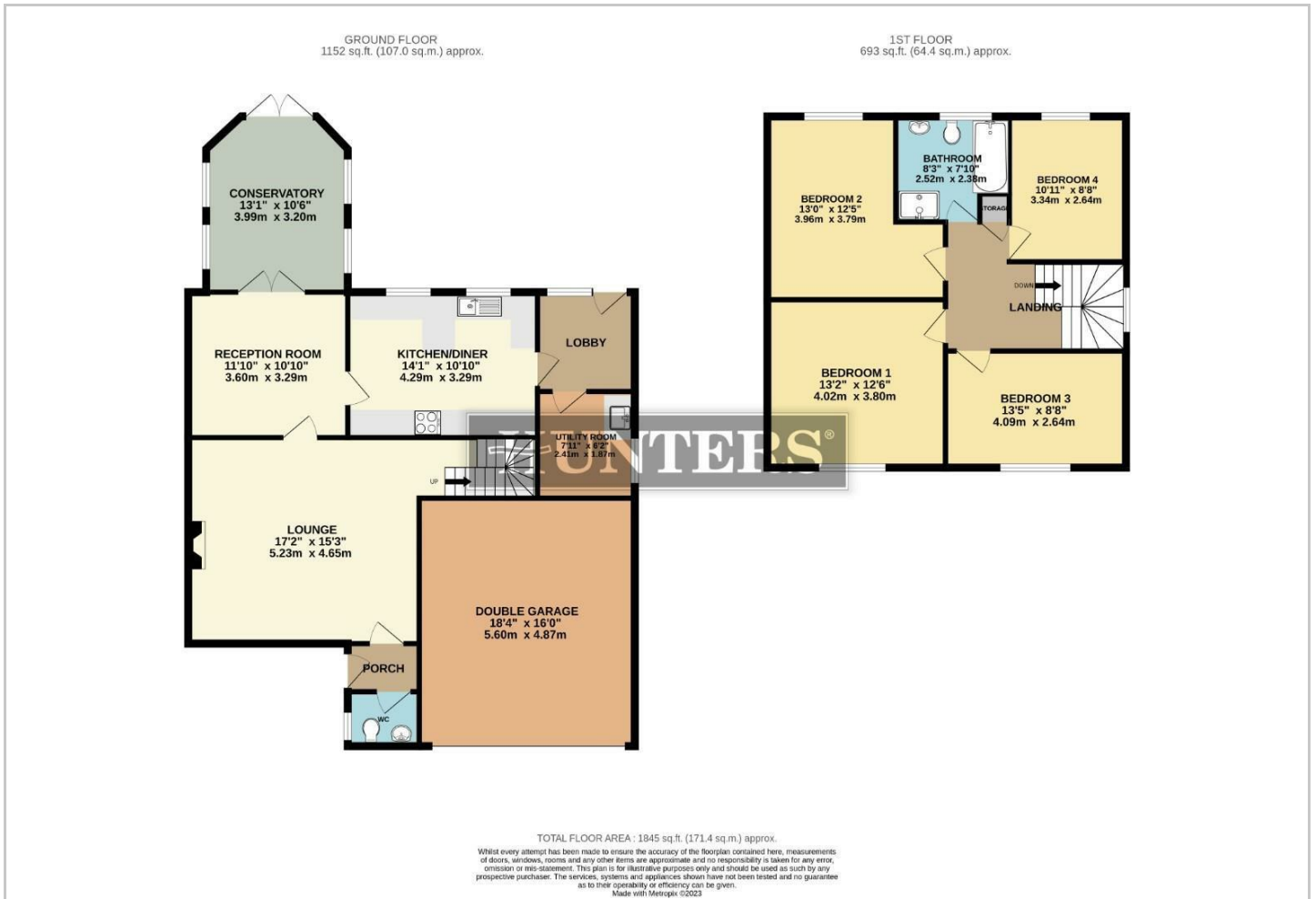
## Hybrid Map



## Terrain Map



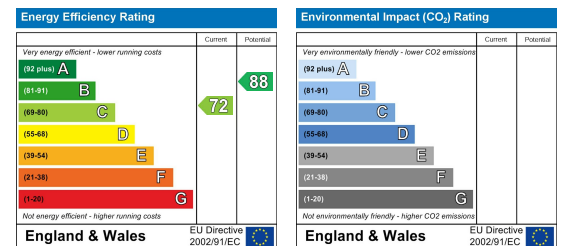
## Floor Plan



## 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.