

# HUNTERS<sup>®</sup>

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Devonshire Road

Scunthorpe, DN17 1ET

Chain Free £325,000



Council Tax: C



# 46 Devonshire Road

Scunthorpe, DN17 1ET

Chain Free £325,000



## Front

Attractive front to the home, which offers a grassed area, sitting adjacent to the driveway - which has ample off road parking and leads through double gates to the garage at the rear, and double gates to the garden.

## Garden

Large, well-maintained garden - which is predominantly laid to lawn, with a patio seating area. This private garden is not overlooked to the rear - and benefits from mature fruit trees and a natural border of mature hedging.

## Kitchen

11'8" x 16'10" (3.58m x 5.15m)

This modern and spacious bespoke and handcrafted kitchen, located towards the rear of the home, benefiting from ample wall and floor units for storage with granite worktops and pull out larders. The kitchen also benefits from an integral double oven, hob, extractor fan, dishwasher, microwave, washer dryer, warming drawer and double fridge and freezer. The kitchen leads through double doors to the conservatory.

## Lounge

17'11" x 12'7" (5.48m x 3.84m)

Neutrally decorated, generously sized lounge, which offers a gas, log effect fire with Pippy Oak mantle over, and bespoke oak staircase leading to the first floor.

## Conservatory

25'7" x 9'11" (7.80m x 3.03m)

Spacious conservatory to the rear of the home - with views over the beautiful garden. The conservatory

benefits from air conditioning, and has patio doors leading out to the patio area.

## Bedroom 1

11'4" x 11'1" (3.47m x 3.40m)

Neutral double bedroom to the front of the home, benefiting from an en-suite shower room.

## Bedroom 2

11'9" x 11'1" (3.60m x 3.40m)

Double bedroom to the front and side aspect of the home.

## En-Suite

Fully tiled en-suite to bedroom 1, with walk in shower, wash basin and wc.

## Bedroom 3

8'8" x 6'3" (2.66m x 1.92m)

Third bedroom / dressing room - with ample fitted bespoke storage units and dressing table.

## Bathroom

6'9" x 6'9" (2.08m x 2.08m)

Fully tiled family bathroom, with neutral white suite and fitted storage.

## Bedroom / Games Room / Office

26'0" x 10'4" (7.94m x 3.16m)

Good sized converted loft area, leading from oak staircase - which could be used as a further bedroom if required. This great space could also be used as a home office or play room, depending on the buyer. The room benefits from two Velux windows, offering ample natural light into the area.

This beautifully presented and generously sized bungalow, which is being offered with no onward chain - offers versatile living with a converted loft area. This attractive property briefly comprises; a modern, bespoke fitted kitchen, good sized lounge, three bedrooms with a further bedroom / office to the first floor. To the front of the home there is a grassed area, which sits adjacent to the driveway - allowing off road parking for several vehicles, leading through double gates to the garage. To the rear of the property there is a large, private garden, which is predominantly laid to lawn, with a patio seating area. In addition to this the home benefits from a combination gas central heating system, air conditioning and double glazing.

This deceptively spacious home, which is ready to move in to, is located in the popular Old Brumby area, close to local schools, amenities and bus routes. Also nearby there is Central Park - offering a large recreational area, with play area, woodland walks and a leisure centre. Viewing highly recommended!



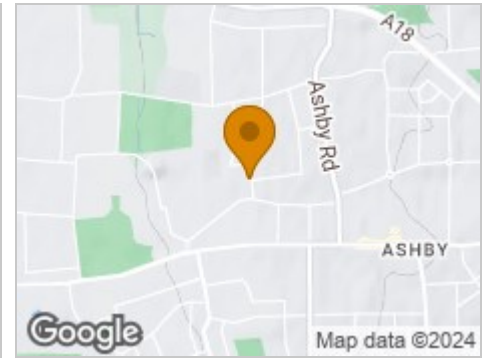
## Road Map



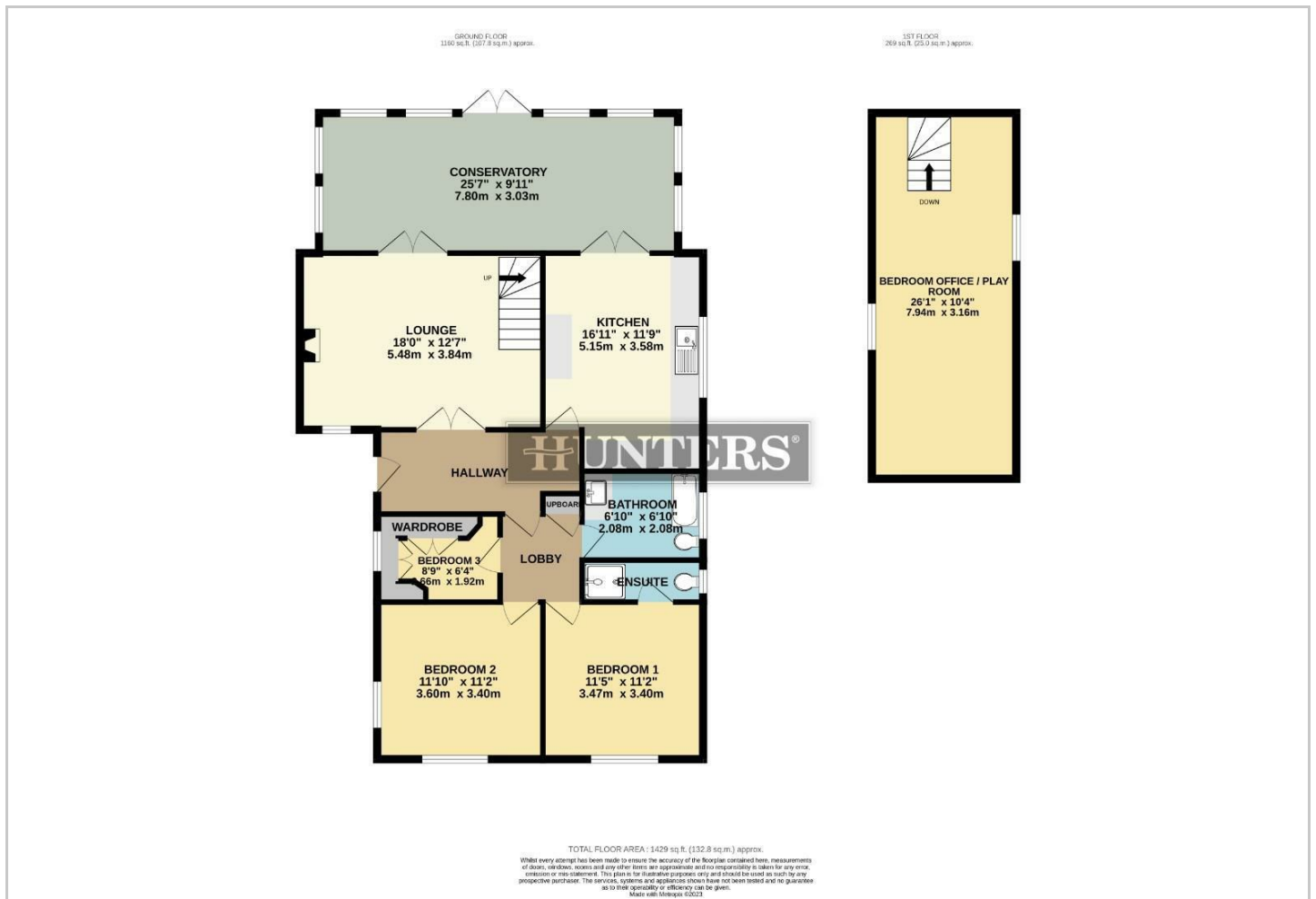
## Hybrid Map



## Terrain Map



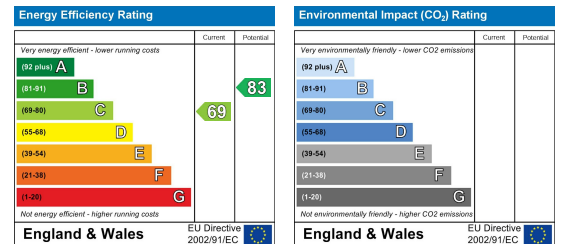
## Floor Plan



## 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.