

HUNTERS®

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Stone Lane

Burringham, Scunthorpe, DN17 3NB

Offers In The Region Of £325,000



Council Tax: D



5 Stone Lane

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Front

Attractive front to the property, with a large gravel driveway - which offers ample off road parking. This leads to the double garage area, with workshop to the rear.

Garden

Generously sized garden, which offers a well maintained area, which is predominantly laid to lawn, with gravel and patio seating areas. The garden also benefits from a sheltered seating area.

Lounge / Diner

11'11" x 26'2" (3.64m x 8m)

Good sized, dual aspect lounge / diner, with bay windows allowing ample light into the area.

Reception Room 2

8'7" x 24'3" (2.63m x 7.41m)

Spacious second reception room, which could be used as an annex area if required.

Snug

10'2" x 8'3" (3.11m x 2.52m)

Handy snug to the rear of the home, with patio doors to the garden.

Kitchen

7'9" x 15'2" (2.38m x 4.64m)

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

Utility Room

5'9" x 7'11" (1.76m x 2.43m)

Utility room with ample fitted storage.

Garage

15'3" x 17'1" (4.66m x 5.22m)

Double garage area, which is currently being used as a home gym.

Ground floor shower room

7'10" x 4'11" (2.41m x 1.52m)

Ground floor shower room, with walk in shower and neutral suite.

Bedroom 1

11'11" x 12'9" (3.64m x 3.91m)

Double bedroom with fitted storage.

Bedroom 2

11'10" x 12'10" (3.63m x 3.93m)

Double bedroom to the rear of the home.

Bedroom 3

11'5" x 8'5" (3.50m x 2.58m)

Double bedroom to the rear of the home.

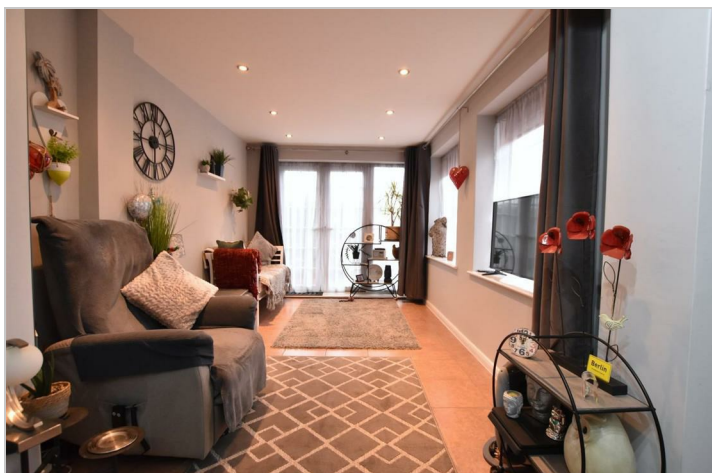
Bathroom

7'10" x 8'9" (2.41m x 2.69m)

Family bathroom with neutral suite.

Deceptively sized and beautifully presented family home, located in the small village of Burringham. This great size property briefly comprises; a generous lounge / diner, fitted kitchen, two further reception rooms, utility room and ground floor shower room. To the first floor there are three double bedrooms and a family bathroom. There is also a double garage - which is currently being used as a home gym area. The home has an attractive front, with large gravel driveway, offering ample off road parking. To the rear of the property there is a well maintained, good sized garden, which is predominantly laid to lawn, with seating areas. In addition to this the home benefits from a gas central heating system and double glazing.

This home, which would be well suited to multi generational living, due to the possible annex area - is located close to local schools, amenities and bus routes. Within the village there is a small shop, pub / restaurant and is close to Scunthorpe, offering further amenities. Viewing advised!



Road Map



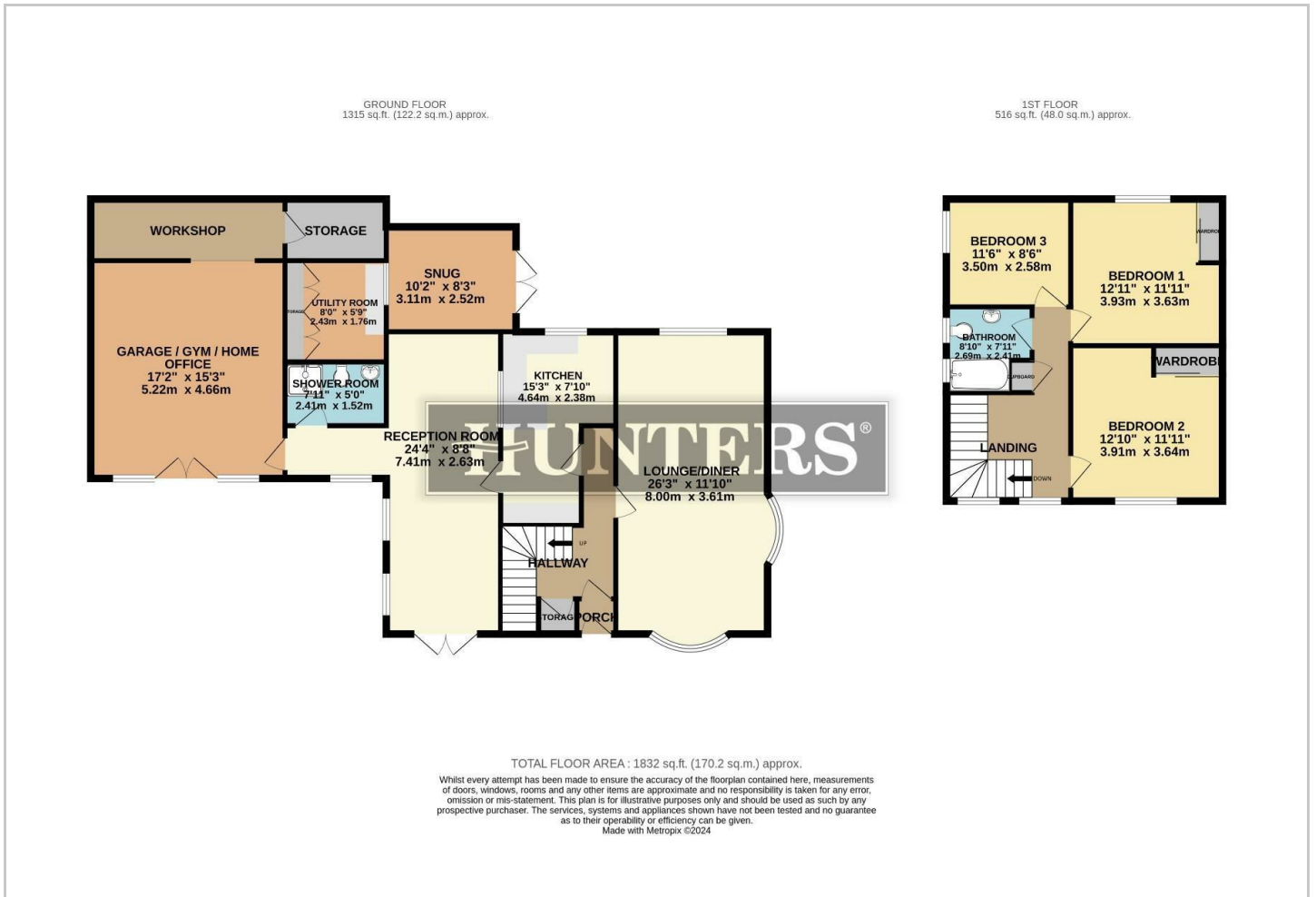
Hybrid Map



Terrain Map



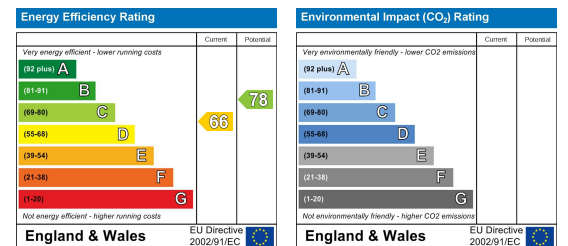
Floor Plan



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.