

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Gainsborough Road

Scotter, Gainsborough, DN21 3RS

Offers In The Region Of £237,000



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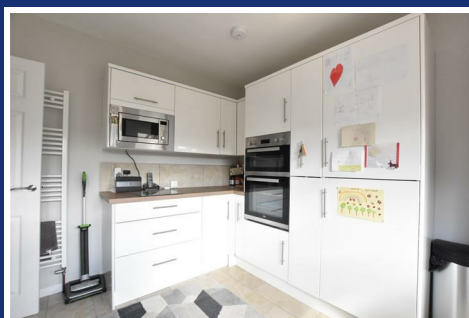
Council Tax: C



# 49 Gainsborough Road

Scotter, Gainsborough, DN21 3RS

Offers In The Region Of £237,000



## Front

To the front of the home there is a well maintained grassed area, with mature shrubs, which sits adjacent to the large driveway, offering ample off road parking. The driveway leads to the garage at the rear.

## Garden

Garden to the rear of the home, which is predominantly laid to lawn, with a pergola covered seating area. The garden is surrounded with fencing and mature shrubs, offering a degree of privacy to the area.

## Kitchen

9'9" x 10'10" (2.99m x 3.31m)

Modern kitchen to the rear of the home, which offers ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob, extractor fan and fridge freezer, and has a door leading to the small conservatory overlooking the garden.

## Lounge / Diner

11'0" x 25'8" (3.36m x 7.84m)

Generous, dual aspect lounge / diner.

## Conservatory

## Bedroom 1

10'5" x 13'4" (3.18m x 4.07m)

Double bedroom to the front aspect of the home.

## Bedroom 2

12'9" x 10'5" (3.90m x 3.20m)

Double bedroom to the front of the bungalow.

## Bedroom 3

8'11" x 10'11" (2.74m x 3.33m)

Good sized third bedroom, to the rear of the property.

## Bathroom

5'10" x 6'10" (1.80m x 2.09m)

Modern, fully tiled bathroom, with neutral white suite.

This attractive and deceptively spacious bungalow, which is well presented throughout, briefly comprises; a generous lounge / diner, fitted kitchen, a small conservatory, three bedrooms and a bathroom. To the front of the home there is a well maintained grassed area, with mature shrubs, which sits adjacent to the large driveway, offering ample off road parking. The driveway leads to the garage at the rear. To the rear of the property there is an enclosed garden, which is predominantly laid to lawn, with a pergola covered patio seating area. In addition to this the home benefits from a gas central heating system and double glazing.

This bungalow, which is set back from the road, is located in the popular village of Scotter, close to local schools, amenities and bus routes. Within the village there are several individual shops and restaurants - including the Gamekeeper, serving home cooked meals. Viewing advised!



## Road Map



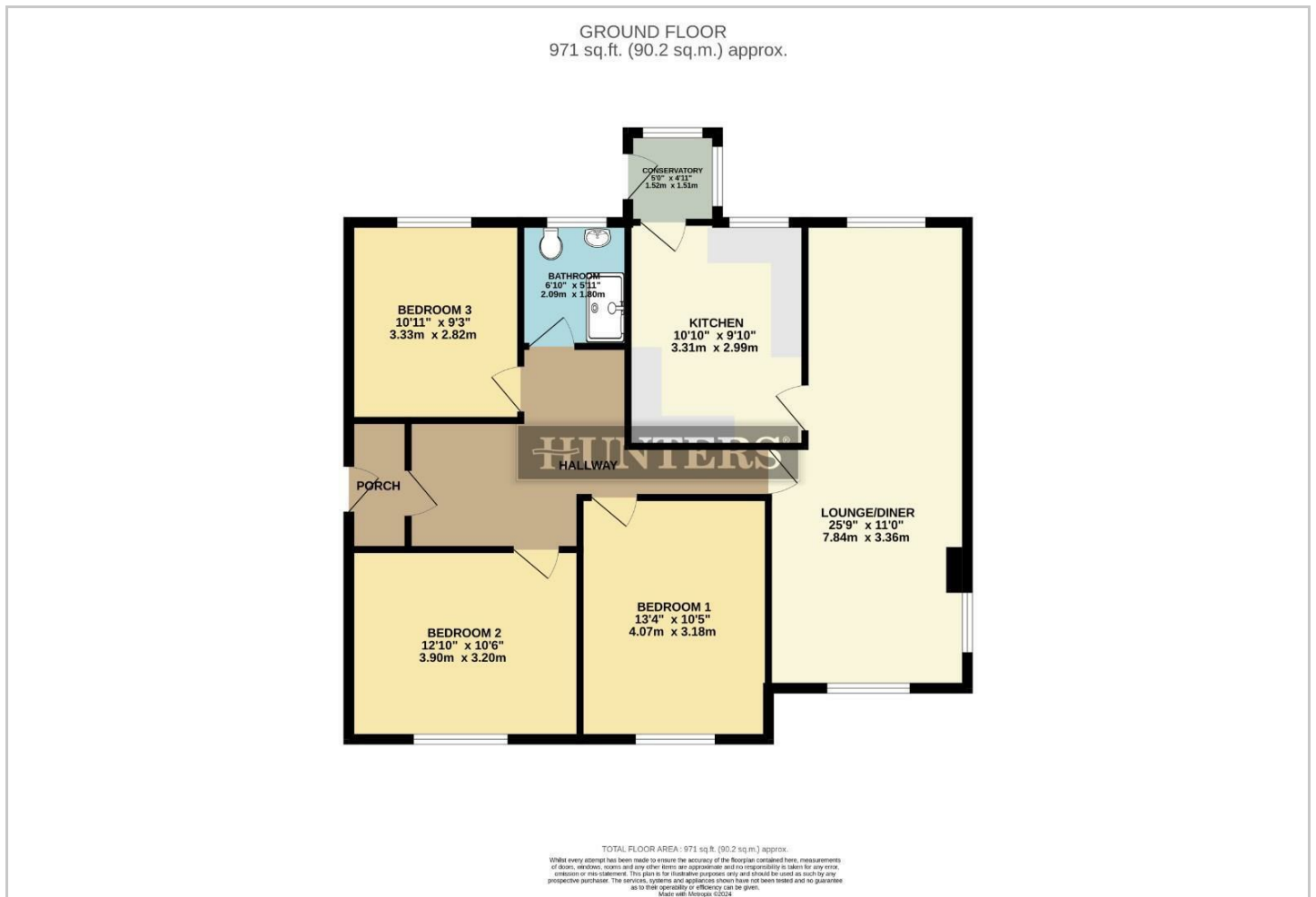
## Hybrid Map



## Terrain Map



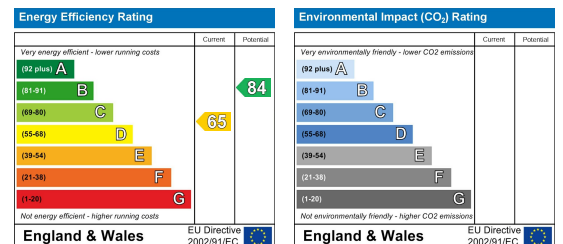
## Floor Plan



## 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.