

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Scotter Road

Scunthorpe, DN15 7EH

Offers In The Region Of £210,000



3



1



2



E

Council Tax: C





# 224 Scotter Road

Scunthorpe, DN15 7EH

Offers In The Region Of £210,000



## Front

Beautifully presented front to the home, with a gravel driveway offering off road parking for several vehicles.

## Garden

Good sized garden, which offers a great space, which is part laid to lawn, with a patio seating area and further covered seating area. This enclosed garden, which benefits from sun throughout the day, also has a garage to the rear.

## Kitchen / Diner / Sitting Area

18'4" x 22'6" (5.60m x 6.88m)

Open plan area to the rear aspect of the property, offering a kitchen / dining room and sitting room - ideal for family gatherings and entertaining. The kitchen has ample wall and floor units for storage, with an integral oven, hob (recently fitted) and fridge / freezer. This leads through to the sitting and dining area, which benefits from a cosy log burner - a great central hub for the home.

## Lounge

12'0" x 14'6" (3.67m x 4.42m)

Neutrally decorated, generous lounge to the front aspect of the home.

## Ground Floor wc

## Bedroom 1

12'0" x 12'5" (3.66m x 3.81m)

Double bedroom to the front aspect of the home.

## Bedroom 2

10'11" x 11'7" (3.33m x 3.54m)

Double bedroom to the rear aspect of the property.

## Bedroom 3

6'9" x 8'2" (2.06m x 2.49m)

## Bathroom

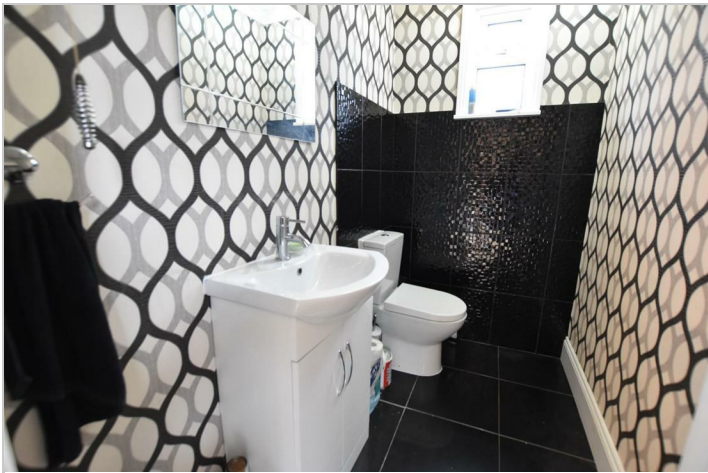
5'7" x 6'4" (1.72m x 1.94m)

Modern bathroom, with neutral white suite.

## Loft Space

Boarded out and carpeted loft area, which benefits from a Velux window, power and lighting.

This beautifully presented family home, which is modern throughout, briefly comprises; a good sized front lounge, open plan kitchen / diner / sitting area, ground floor wc, three bedrooms and a bathroom. To the front of the home there is a driveway, with off road parking for several vehicles. To the rear of the property there is a well maintained garden, which is laid to lawn, with a patio and covered seating areas, with gravel leading to the garage. In addition to this the home benefits from a gas central heating system (recently installed, high spec boiler), boarded and carpeted loft and double glazing. This modern, recently refurbished family home is centrally located close to local schools, amenities and transportation links. Close by there is a retail park, offering a variety of shops and restaurants - and also the Kingsway Nature Reserve, with picturesque walks, ideal for dog walks and families. Viewing recommended!



## Road Map



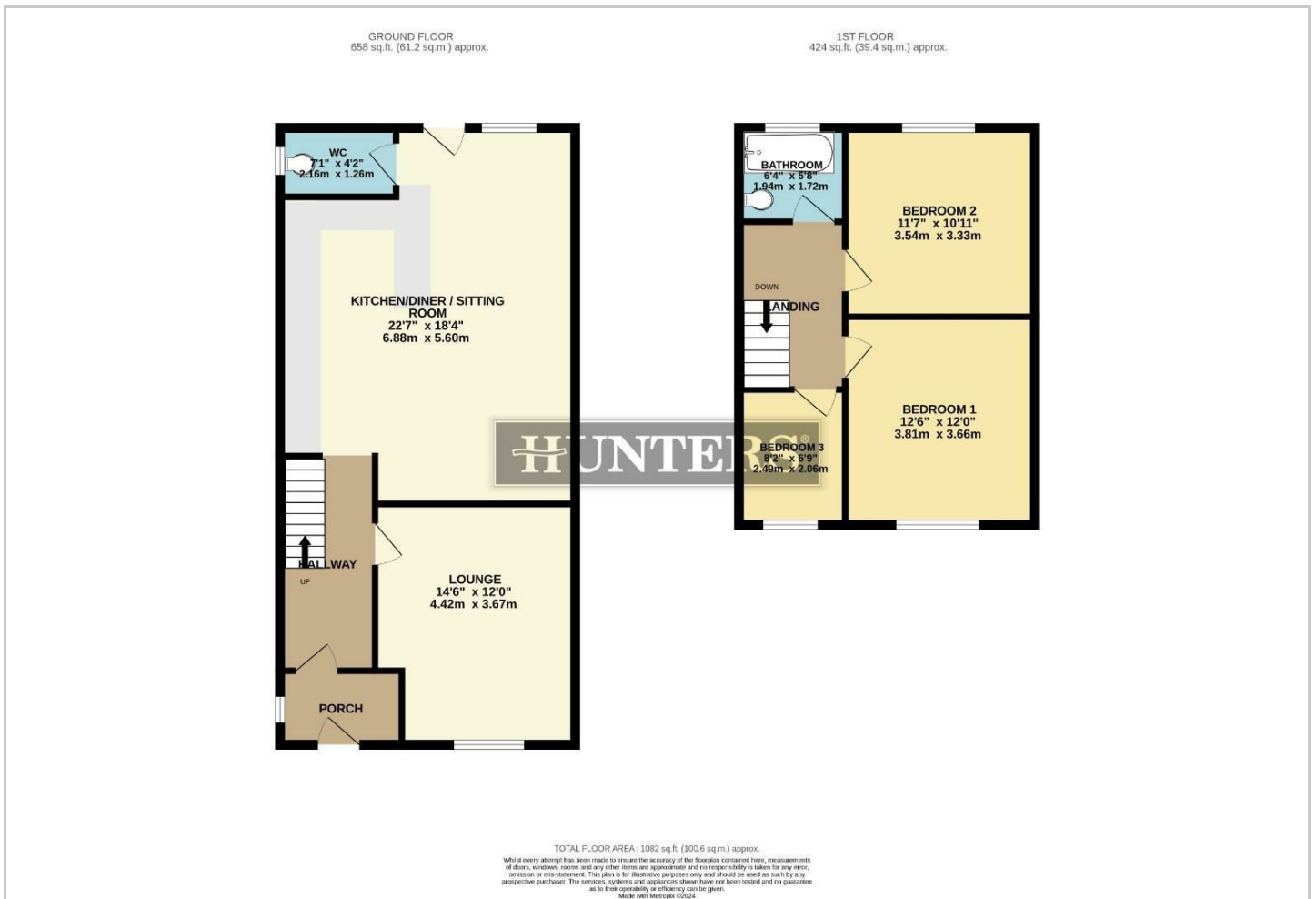
## Hybrid Map



## Terrain Map



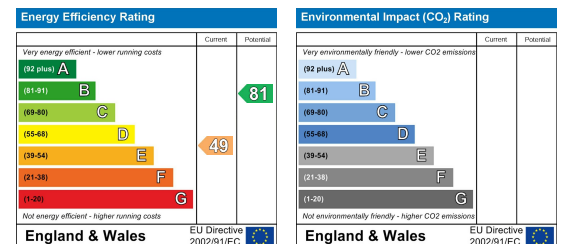
## Floor Plan



## 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.