

# HUNTERS<sup>®</sup>

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## Orchard Avenue

Scotter, Gainsborough, DN21 3UA

Offers In The Region Of £210,000



Council Tax:





# 3 Orchard Avenue

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## Front

Attractive front of the home, which has a driveway, offering off road parking.

## Garden

Good sized, enclosed rear garden, which is part astro turf, with patio seating areas and decorative gravel areas. The garden is surrounded with fencing, offering a degree of privacy to the area.

## Lounge

13'4" x 11'5" (4.07m x 3.48m)

Neutrally decorated lounge to the front aspect of the home, benefiting from log burner, ideal for the winter months.

## Kitchen

8'4" x 10'10" (2.55m x 3.31m)

Fitted kitchen to the rear of the home, with fitted wall and floor units for storage. The kitchen has an external door leading to the garden.

## Dining Room

7'10" x 11'11" (2.39m x 3.65m)

Second reception room, currently used as a dining room, which has a door accessing the conservatory at the rear of the home.

## Conservatory

8'8" x 8'2" (2.66m x 2.50m)

Handy conservatory to the rear of the home, with views over the garden.

## Bedroom 3

11'1" x 7'11" (3.40m x 2.42m)

Double bedroom to the ground floor of the home.

## Bedroom 4 / Home Office

7'5" x 9'4" (2.27m x 2.86m)

Ground floor home office, to the front aspect of the property, which could be used as a further bedroom if required.

## Shower Room

7'4" x 5'7" (2.24m x 1.72m)

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

## Bedroom 1

13'5" x 14'8" (4.11m x 4.49m)

Generously sized, neutrally decorated double bedroom to the first floor of the home. This room benefits from ample fitted storage.

## Bedroom 2

8'1" x 13'3" (2.47m x 4.06m)

Double bedroom to the first floor, with fitted storage.

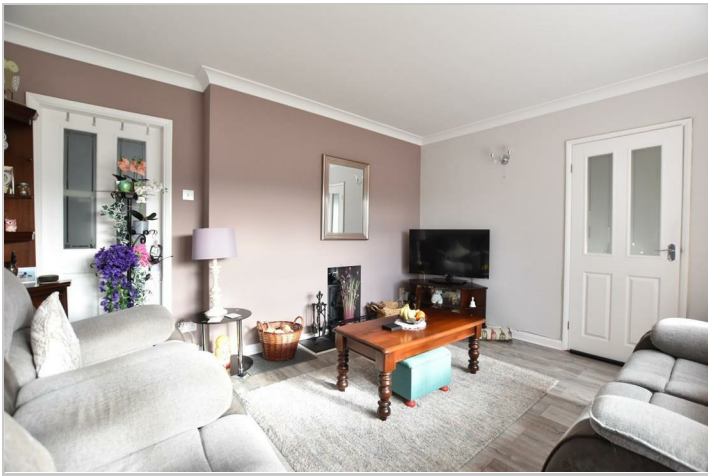
## Bathroom

7'10" x 5'5" (2.40m x 1.66m)

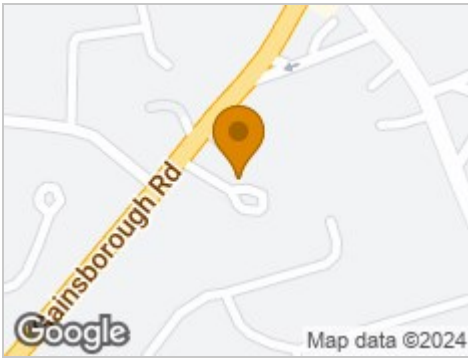
Fully tiled, first floor bathroom, with neutral suite.

This attractive and deceptively spacious home, located in Scotter, has been refurbished and extended since the current owners bought in 2009. The dorma bungalow briefly comprises, a generous lounge, second reception room, conservatory, fitted kitchen, double bedroom, shower room and a further room, ideal for home office, or a further bedroom if required. To the first floor there are two double bedrooms and a bathroom. To the front of the home there is a driveway, offering off road parking. To the rear of the property there is a good sized, enclosed garden, which is part astro turf, with patio and gravel areas. In addition to this, the home benefits from a gas central heating system and double glazing.

This well maintained property is located on a cul de sac in the popular village of Scotter, close to local schools, amenities and bus routes. Within the village there are a variety of individual shops and restaurants, including the White Swan, with home cooked food and a decked outside area. Viewing advised!



## Road Map



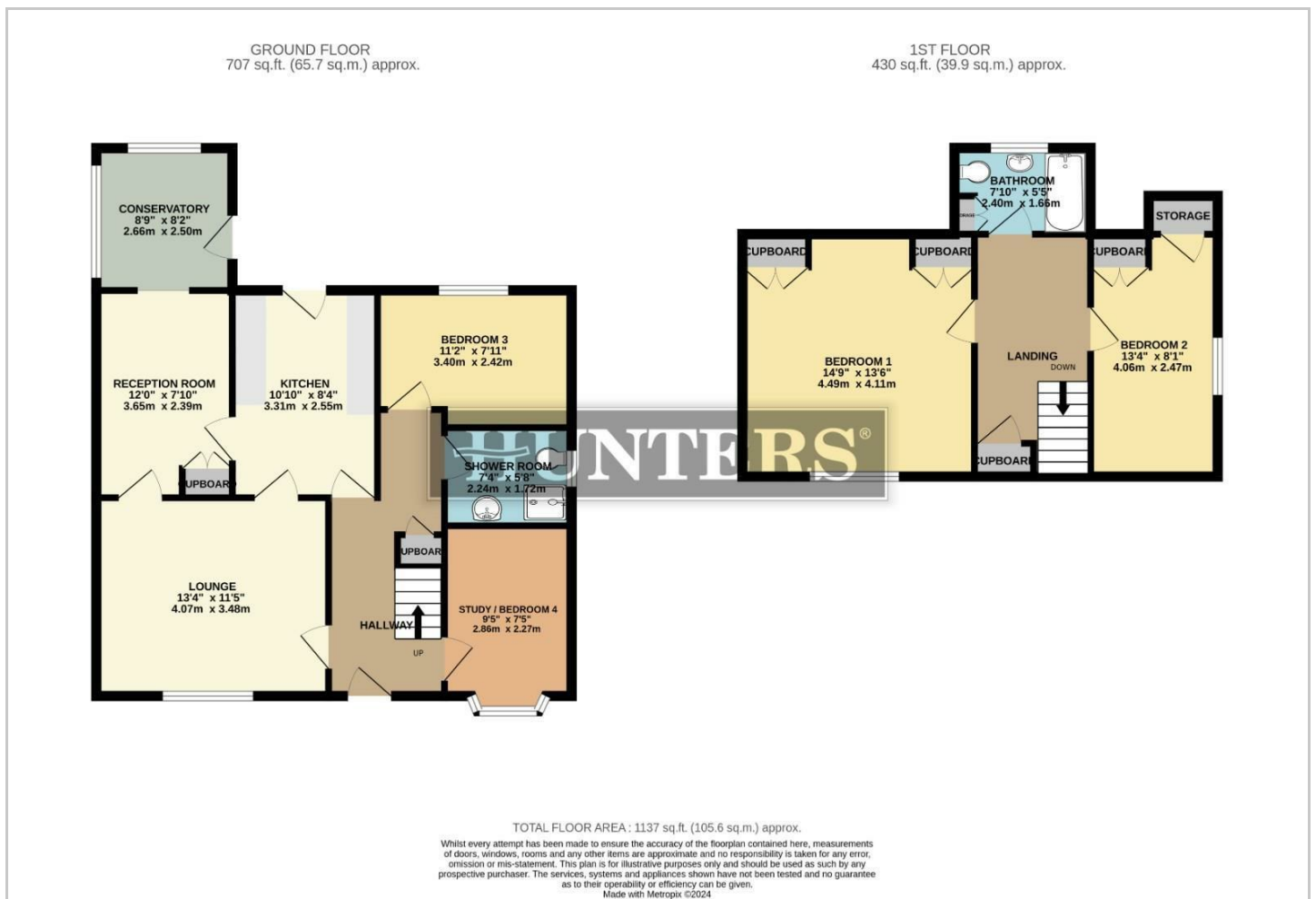
## Hybrid Map



## Terrain Map



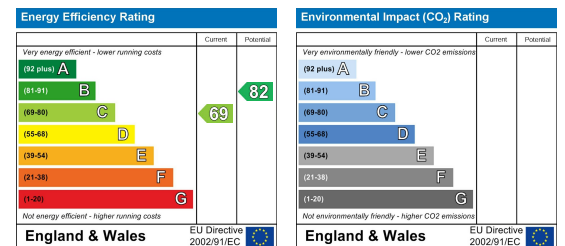
## Floor Plan



## 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.