

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Burringham Road

Scunthorpe, DN17 2DE

Offers In The Region Of £175,000



Council Tax: A



# 92 Burringham Road

Scunthorpe, DN17 2DE

Offers In The Region Of £175,000



## Front

Front of the home, with a driveway offering ample off road parking for several vehicles.

## Garden

Large garden to the rear, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with fencing, offering a degree of privacy to the area.

## Lounge

11'5" x 11'3" (3.50m x 3.44m)

Neutrally decorated lounge to the front aspect of the home.

## Reception Room

11'6" x 12'0" (3.51m x 3.66m)

Second reception room to the rear of the property, with patio doors leading to the garden.

## Kitchen

6'3" x 14'2" (1.92m x 4.32m)

Fitted kitchen to the rear of the property, with ample wall and floor units for storage. The kitchen also has an external door accessing the garden.

## Ground Floor wc

## Bedroom 1

11'9" x 11'3" (3.60m x 3.44m)

Neutrally decorated double bedroom to the front aspect of the home.

## Bedroom 2

11'5" x 11'11" (3.50m x 3.65m)

Double bedroom to the rear of the home.

## Bedroom 3

6'6" x 8'0" (2m x 2.45m)

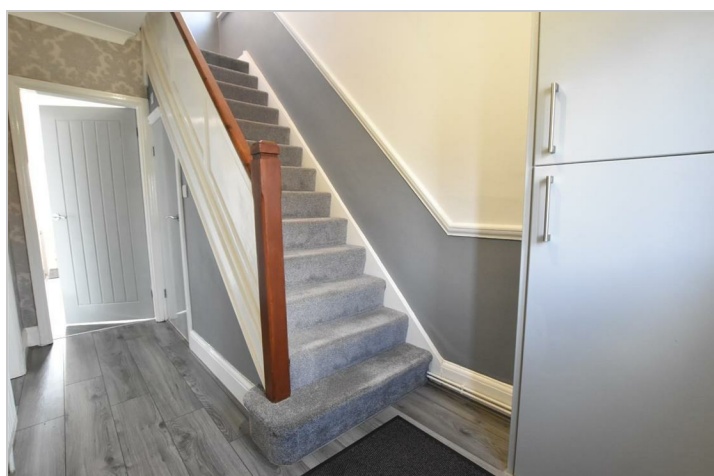
## Bathroom

6'2" x 5'8" (1.88m x 1.75m)

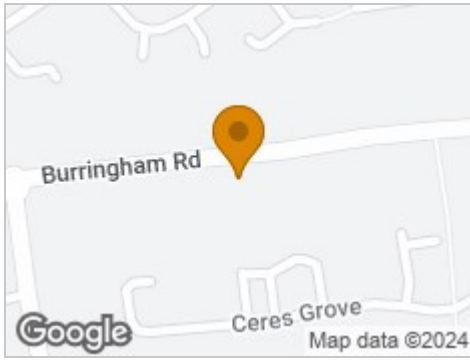
Fully tiled bathroom, with neutral suite.

This recently redecorated, modern family home, which is being offered with no onward chain, briefly comprises; two generous reception rooms, a fitted kitchen, ground floor wc, three 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 large, enclosed garden, which is predominantly laid to lawn. In addition to this the home benefits from a gas central heating system and double glazing.

This well presented property, which is spacious internally and externally, is located close to local schools, amenities and bus routes. Nearby there is Ashby, which offers a variety of individual shops, restaurants and a weekly market. Viewing advised!



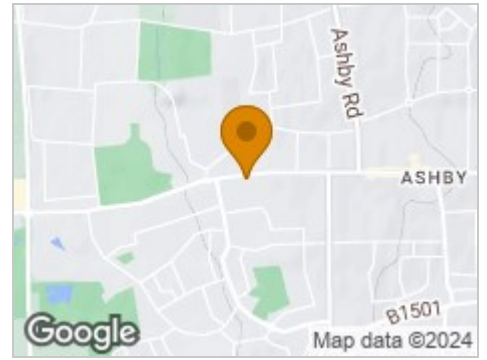
## Road Map



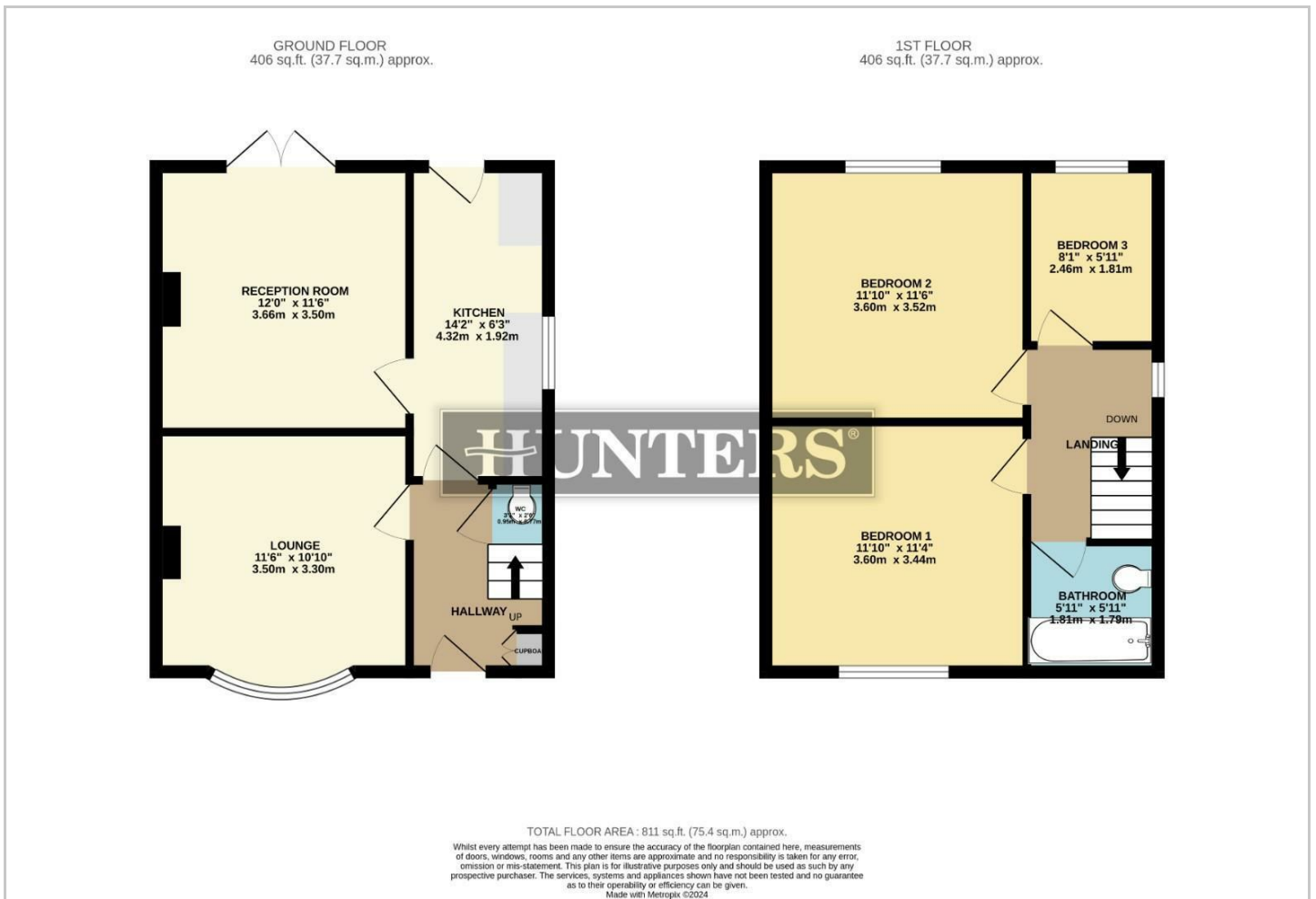
## Hybrid Map



## Terrain Map



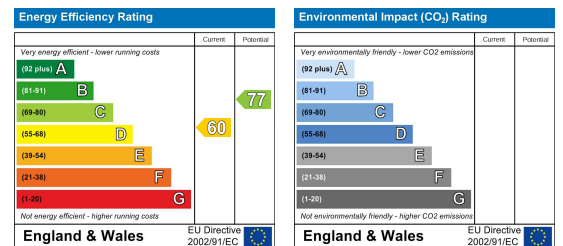
## Floor Plan



## 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.