

HUNTERS[®]

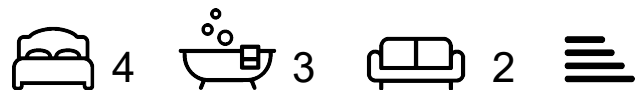
HERE TO GET *you* THERE



Burringham Road

Scunthorpe, DN17 2BB

Offers In The Region Of £250,000



Council Tax: A



6 Burringham Road

Scunthorpe, DN17 2BB

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Front

Attractive front of the home with a driveway - which offers off road parking to the front and side - leading to the garage at the rear, which benefits from electrics.

Garden

Good sized, well-maintained garden, south facing which is predominantly laid to lawn, with a patio seating area. There is a paved area to the side of the home, with a covered cooking space - ideal for barbeques and al fresco dining.

Reception Room

Reception room to the front aspect of the home, which is currently being used as a dining area.

Lounge

10'0" x 19'4" (3.07m x 5.91m)

Neutrally decorated, generously sized lounge, to the front of the home, benefiting from a log burner, for the winter months!

Kitchen

14'11" x 9'9" (4.56m x 2.98m)

Fitted kitchen, leading from the lounge, with ample wall and floor units. The kitchen also benefits from an integral oven, hob, extraction fan, dishwasher and breakfast bar.

Reception Room

10'5" x 22'10" (3.19m x 6.96m)

Reception room to the rear of the home, which is currently being used as a games room. The room has a wc - and could be used as a play room or home office, depending on requirements. There are patio doors leading to the garden.

Master Bedroom

14'4" x 13'0" (4.38m x 3.97m)

Master bedroom to the rear of the home, which has a door accessing the balcony, which offers views over the garden. The room also benefits from an en-suite shower room, and fitted storage.

Balcony

En-Suite

En-suite to master, with neutral suite and walk in shower.

Bedroom 2

10'1" x 14'2" (3.08m x 4.32m)

Neutrally decorated double bedroom, benefiting from an ornamental fireplace, and an en-suite shower room.

En-Suite

En-Suite to the second bedroom.

Bedroom 3

13'0" x 9'10" (3.97m x 3.02m)

Double bedroom to the front, benefiting from fitted storage.

Bedroom 4

10'8" x 7'6" (3.27m x 2.31m)

Bathroom

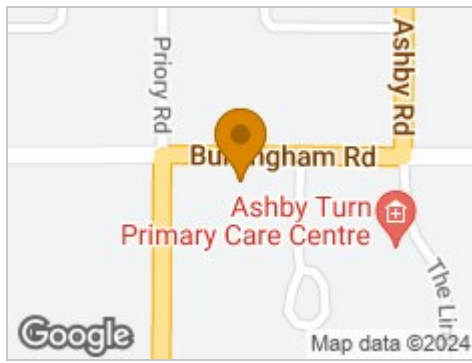
Family bathroom, with neutral suite and walk in shower.

This attractive and individual family home, which offers a great, versatile space, which briefly comprises; a fitted kitchen / diner, generous front lounge and a further reception room to the rear aspect, with wc, which is currently being used as a games room. To the first floor there are four double bedrooms - two of which are en-suite, and a family bathroom. To the front of the home there is a driveway offering ample off road parking, leading to the garage. To the rear of the property there is a good sized, well maintained south facing garden, which is predominantly laid to lawn, with a patio seating area and a covered outside cooking space - ideal for BBQs and al fresco dining. In addition to this the home benefits from a gas central heating system and double glazing.

This home, which was the Old Ashby Police Station, is located centrally, close to local schools, amenities and bus routes. The road leads in to Ashby High Street, offering a variety of individual shops, restaurants and a weekly market. Viewing recommended!



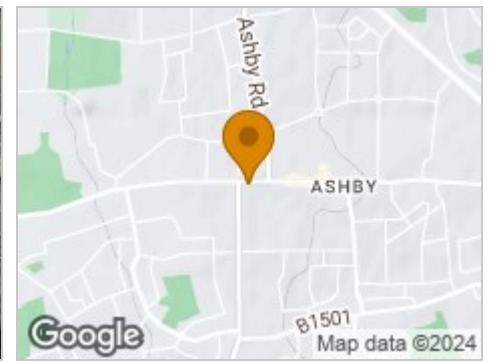
Road Map



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.