

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Poole Drive

Scunthorpe, DN17 2PE

Offers In The Region Of £270,000



4



1



2



D

Council Tax: C



# 17 Poole Drive

Scunthorpe, DN17 2PE

Offers In The Region Of £270,000



## Front

Attractive front to the home, which has a grassed area, with mature shrubs, sitting adjacent to the driveway, which offers off road parking, leading to the garage (benefiting from electrics). The front is surrounded with mature hedging, offering a natural boundary to the area.

## Garden

Enclosed rear garden, which is predominantly laid out lawn, with a patio seating area. The garden is surrounded with fencing, with some mature shrubs, offering a degree of privacy to the area.

## Kitchen / Diner

11'10" x 9'10" (3.62m x 3m)

Modern and beautifully presented kitchen / diner, which has ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob, extractor fan, microwave, dishwasher and breakfast bar.

## Utility Room

8'10" x 5'11" (2.70m x 1.81m)

Handy utility leading from the kitchen, with plumbing for white goods.

## Lounge / Diner

12'11" x 23'4" (3.96m x 7.12m)

Well presented, generously sized lounge / diner, which is dual aspect, offering ample light into the area.

## Feature Staircase

Attractive feature glass staircase.

## Reception Room / Bedroom 5

8'11" x 14'2" (2.74m x 4.32m)

Second reception room, which could be used as a further bedroom or games room if required.

## Ground Floor wc

## Bedroom 1

12'9" x 10'11" (3.91m x 3.35m)

Double bedroom to the front aspect of the home.

## Bedroom 2

8'11" x 14'2" (2.74m x 4.32m)

Double bedroom to the front aspect of the property.

## Bedroom 3

12'10" x 8'0" (3.92m x 2.46m)

Double bedroom to the rear of the home.

## Bedroom 4

9'2" x 8'1" (2.81m x 2.48m)

Bedroom, currently used as a dressing room.

This beautifully presented family home, which is deceptively spacious internally, briefly comprises; generous lounge / diner, kitchen / breakfast room, utility room, ground floor wc and second reception room / further bedroom. To the first floor there are four bedrooms and a fully tiled bathroom. To the front of the home there is a driveway, with off road parking and a garage, with a natural border of mature hedging. To the rear of the property there is an enclosed garden, which is predominantly laid to lawn. In addition to this the home benefits from a gas central system and double glazing. This stunning property is centrally located, in catchment for popular schools and close to amenities. Also nearby there are several shops, and a little further there is Ashby, offering further amenities. Viewing advised!





## Road Map



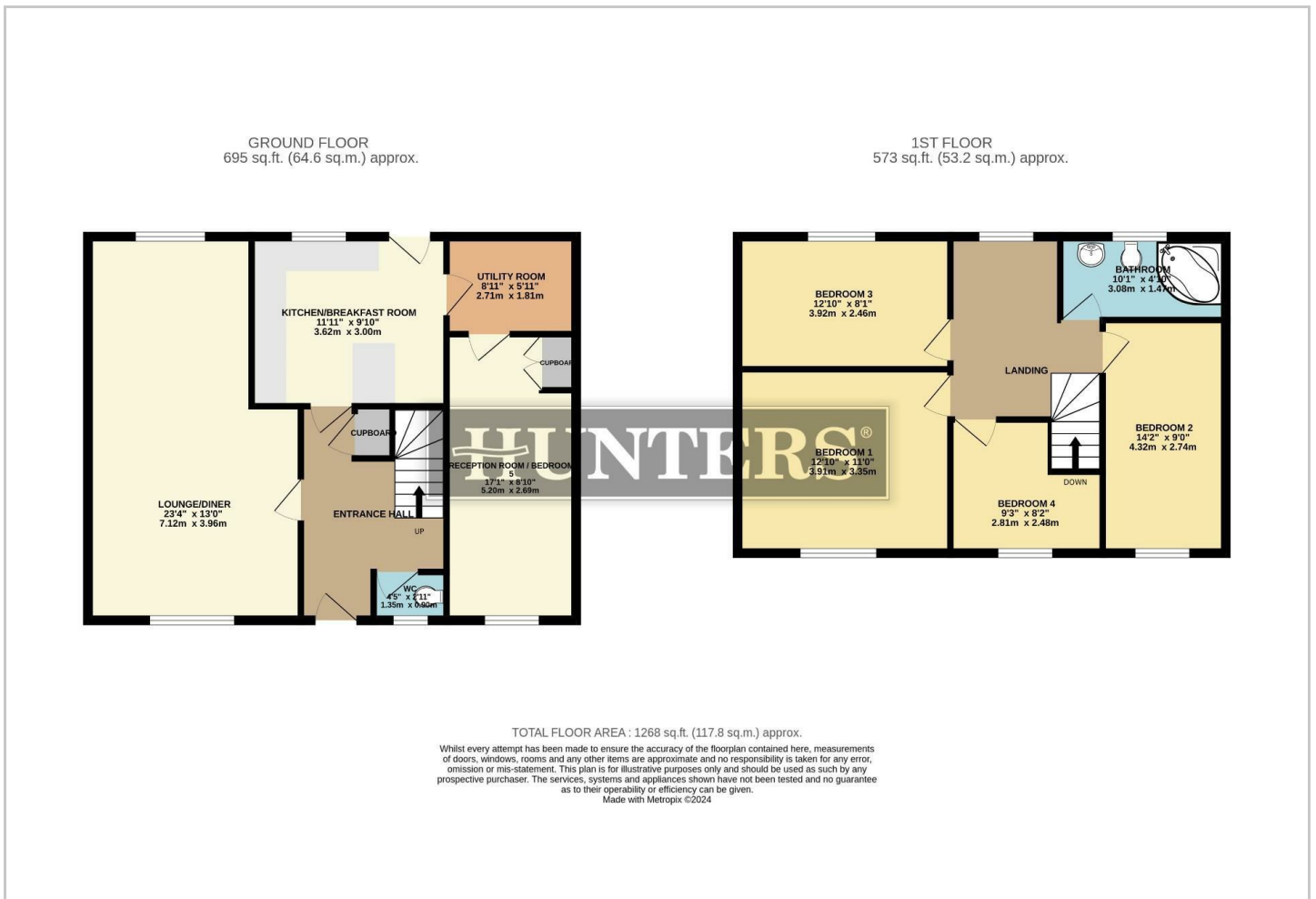
## Hybrid Map



## Terrain Map



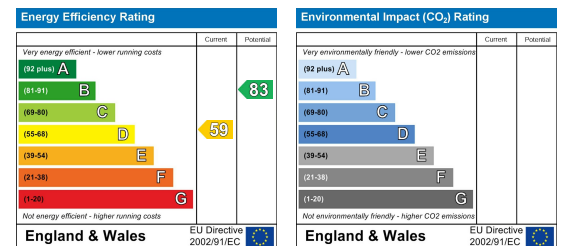
## Floor Plan



## 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.