

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Westcliffe Road

Scotter, Gainsborough, DN21 3SD

Offers In The Region Of £230,000



4



1



2



F

Council Tax: D



# 14 Westcliffe Road

Scotter, Gainsborough, DN21 3SD

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## Front

Attractive front to the home, with a grassed area, which sits adjacent to the driveway, offering ample off road parking and leads to the garage. The property overlooks open fields to the front.

## Garden

Good sized, private garden to the rear of the home, which is predominantly laid to lawn, with mature trees and hedging, offering a degree of privacy to the area.

## Lounge

17'5" x 11'9" (5.32m x 3.60m)

Generously sized reception room to the front aspect of the home.

## Reception Room

9'11" x 9'9" (3.03m x 2.99m)

Second reception room, which opens through to the kitchen.

## Kitchen

6'6" x 24'6" (2m x 7.48m)

Fitted kitchen, with ample wall and floor units for storage. The kitchen also benefits from an integral double oven, hob and extractor fan, and opens out to the dining area.

## Ground Floor Wc

### Bedroom 1

11'4" x 12'11" (3.46m x 3.96m)

Double bedroom to the ground floor of the home, with ample fitted storage and sliding doors leading to the garden.

### Bedroom 2

Double bedroom, with ample fitted storage.

## Bathroom

6'9" x 6'7" (2.08m x 2.02m)

Bathroom to the ground floor of the property, with a large walk in shower.

## Bedroom 3

7'10" x 11'10" (2.39m x 3.61m)

Bedroom to the first floor of the home, benefiting from eaves storage.

## Bedroom 4

7'8" x 11'10" (2.36m x 3.61m)

Bedroom to the first floor of the home, benefiting from eaves storage.

Welcome to this charming bungalow located on Westcliffe Road in the desirable area of Scotter, Gainsborough. This property, boasts a unique dorma style with four spacious bedrooms, perfect for a growing family or those in need of extra space. The home has a generous front lounge, with a fitted kitchen, opening through to the dining area. Externally the home benefits from a private garden, providing a peaceful retreat where you can unwind and enjoy the outdoors.

One of the standout features of this bungalow is its picturesque view overlooking open fields, offering a tranquil and serene setting. In addition to this the property benefits from a gas central heating, double glazing, a driveway and garage.

Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.



## Road Map



## Hybrid Map



## Terrain Map



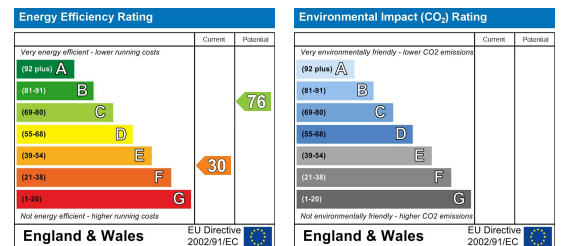
## Floor Plan



## 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.