

HUNTERS®

HERE TO GET *you* THERE



Herriot Walk

Scunthorpe, DN15 8EG

Offers In The Region Of £225,000



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Council Tax: D



14 Herriot Walk

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Front

Attractive front to the home, with a block paved front and driveway - offering ample off road parking, with the driveway leading adjacent to the home to the garage, which benefits from electrics.

Garden

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

Kitchen

7'10" x 14'4" (2.39m x 4.38m)

Modern kitchen to the rear of the home, which benefits from ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob and extractor fan and has a door leading to the side of the home.

Lounge

11'0" x 17'2" (3.37m x 5.25m)

Neutrally decorated, generously sized lounge to the front of the home.

Dining Room

9'4" x 12'5" (2.87m x 3.80m)

Second reception room, currently used as a dining area, to the rear aspect of the home, which has sliding doors accessing the garden and double doors leading through to the lounge.

Bedroom 1

8'5" x 13'5" (2.59m x 4.11m)

Double bedroom to the front aspect of the home, benefiting from an en-suite shower room.

En-Suite

Handy en-suite to Bedroom 1.

Bedroom 2

8'6" x 11'6" (2.60m x 3.52m)

Double bedroom to the rear aspect of the property.

Bedroom 3

10'4" x 8'9" (3.17m x 2.69m)

Good sized third bedroom.

Bedroom 4

8'9" x 7'1" (2.69m x 2.17m)

Bathroom

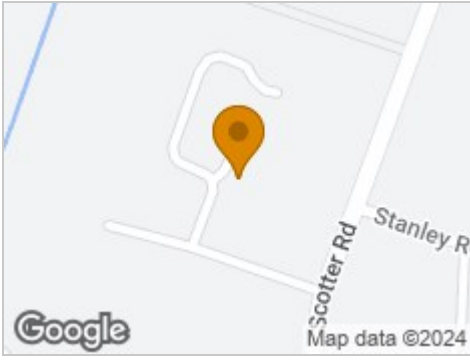
5'5" x 6'9" (1.67m x 2.06m)

Bathroom with neutral suite.

This attractive and well presented family home, which is deceptively spacious internally, briefly comprises; two reception rooms, a fitted kitchen, ground floor wc, four bedrooms - the master of which is en-suite, and a family bathroom. To the front of the home there is a block paved driveway, offering ample off road parking, leading to the garage, which has an electric door. To the rear of the property there is a well maintained garden, which is part laid to lawn, part seating area, with a raised bedding area. In addition to this the home benefits from a gas central heating system and double glazing. This great family home is located centrally, close to local schools, amenities and transportation links. Nearby there are retail parks, offering a variety of shops and restaurants. Viewing advised!



Road Map



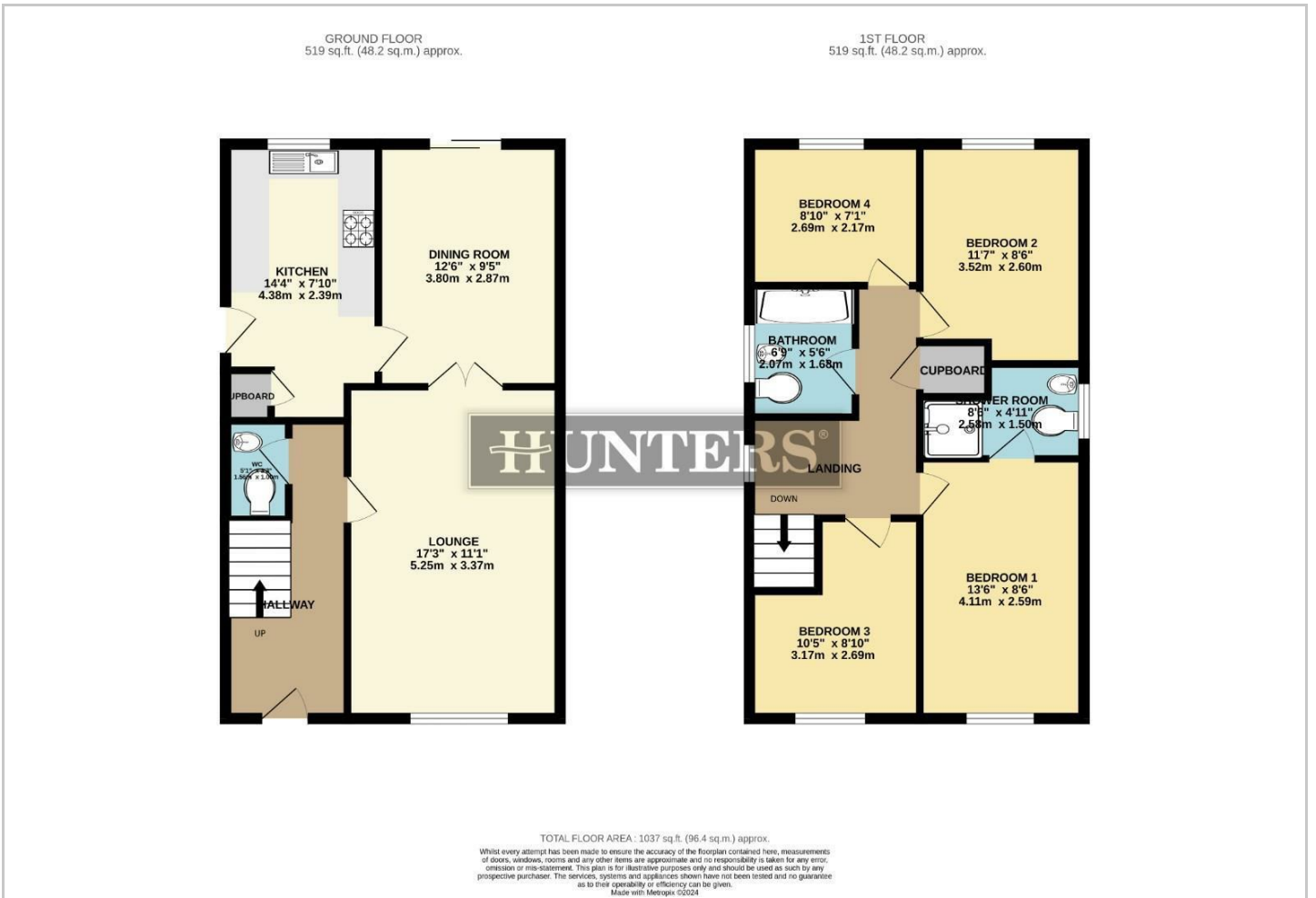
Hybrid Map



Terrain Map



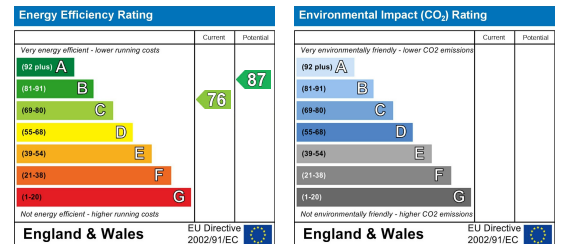
Floor Plan



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.