

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Whimbrel Chase

Scunthorpe, DN16 3WJ

Offers In The Region Of £175,000



Council Tax: C



# 23 Whimbrel Chase

Scunthorpe, DN16 3WJ

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## Front

Front of the home, with a grassed area and footpath leading to the entranceway.

## Garden

Attractive and well presented garden, ideal for entertaining. The area is surrounded with fencing, offering a degree of privacy to the garden.

## Garage

Garage, with off road parking to the front of the garage.

## Hallway

Attractive entranceway to the home.

## Study / Bedroom 4

5'11" x 9'4" (1.81m x 2.86m)

Study / Bedroom to the ground floor of the home.

## Kitchen / Diner

12'10" x 20'5" (3.93m x 6.23m)

Modern, open plan kitchen / diner to the ground floor, with ample wall and floor units for storage. This well presented room also benefits from an integral oven, hob and extractor fan and has doors leading to the rear garden - ideal for entertaining.

## Ground Floor wc

## Master Bedroom

12'10" x 9'10" (3.93m x 3.02m)

Generously sized master bedroom to the first floor, benefiting from an en-suite shower room.

## En-Suite

6'6" x 6'7" (1.99m x 2.02m)

En-Suite to master, with neutral suite.

## Lounge

12'11" x 12'5" (3.96m x 3.81m)

Good sized lounge to the first floor of the home.

## Bedroom 2

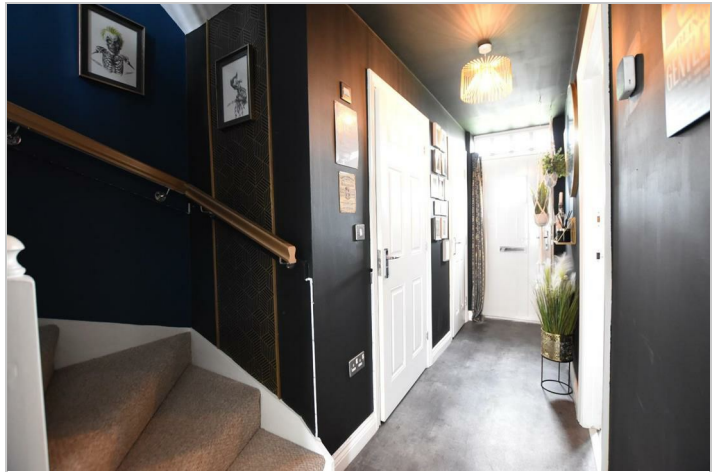
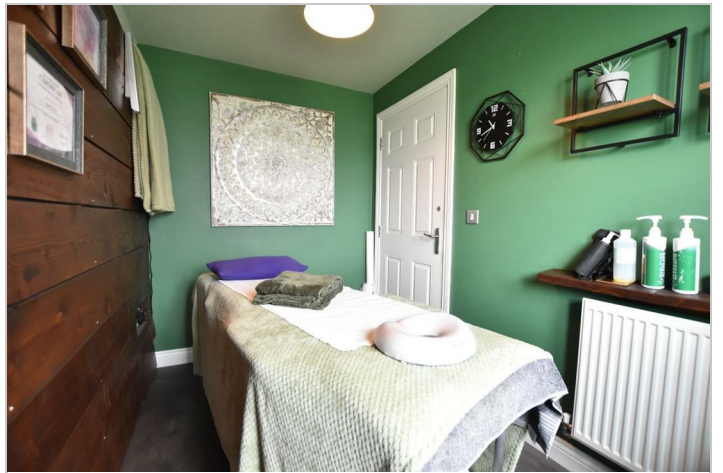
10'9" x 12'11" (3.28m x 3.95m)

Double bedroom to the front of the property.

## Bedroom 3

12'11" x 8'0" (3.96m x 2.46m)

Double bedroom to the rear of the home.



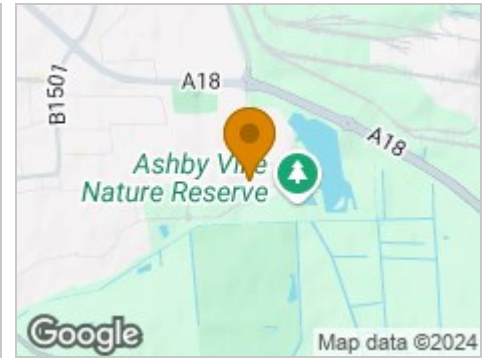
## Road Map



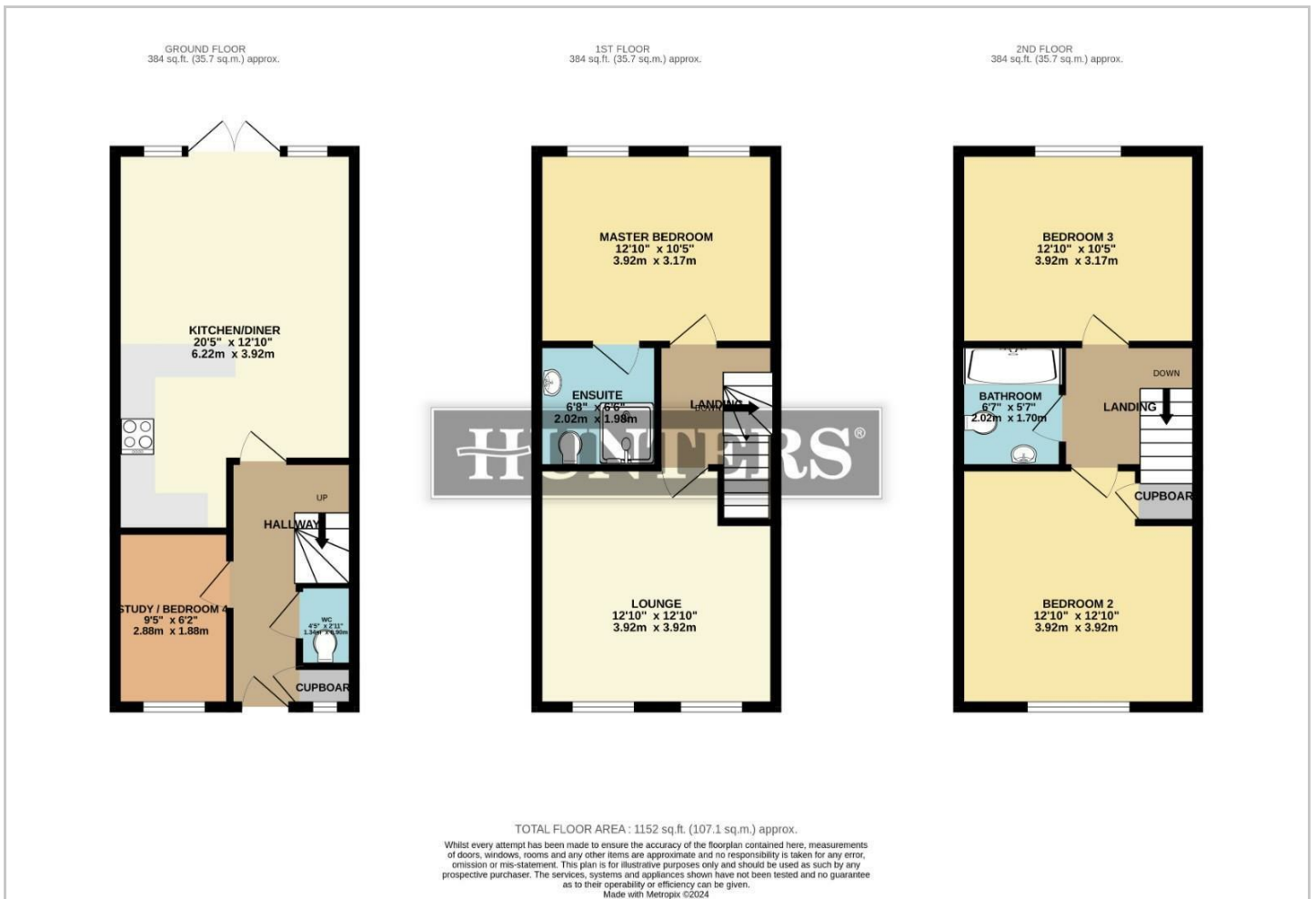
## Hybrid Map



## Terrain Map



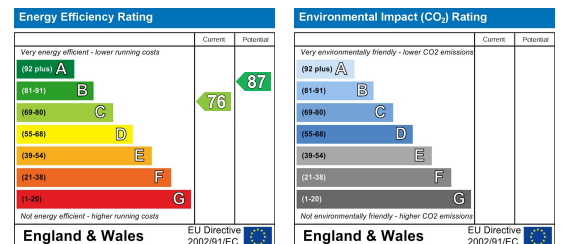
## Floor Plan



## 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.