

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## West View

Scunthorpe, DN17 2SP

Offers In The Region Of £170,000



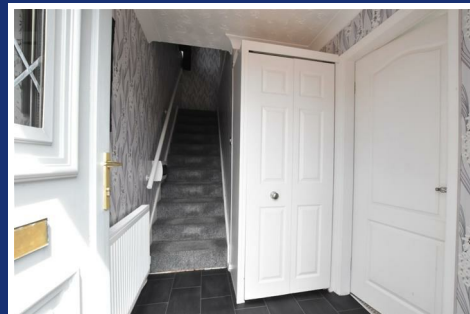
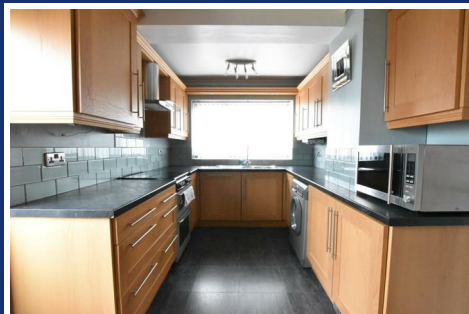
Council Tax: B



# 14 West View

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## Front

Attractive front of the home, with a grassed area sitting adjacent to the driveway, which offers ample off road parking and leads to the garage.

## Garden

Good sized garden to the rear of the home, which is predominantly laid to lawn and surrounded with mature hedging and shrubs.

## Lounge / Diner

13'11" x 29'10" (4.26m x 9.10m)

Generously sized lounge / diner, which offers a neutrally decorated and spacious area, ideal for family gatherings. There are patio doors to the rear, allowing for access to the garden.

## Kitchen

8'1" x 15'0" (2.47m x 4.58m)

Fitted kitchen to the rear of the home with ample wall and floor units for storage. The kitchen also benefits from an integral fridge / freezer, dishwasher, wine cooler and extraction fan.

## Bedroom 1

10'2" x 12'1" (3.12m x 3.70m)

Double bedroom to the front of the property.

## Bedroom 2

10'2" x 8'4" (3.12m x 2.55m)

Double bedroom to the rear of the home, with ample fitted storage.

## Bedroom 3

6'8" x 7'0" (2.05m x 2.14m)

## Bathroom

Fully tiled bathroom to the rear of the home, with neutral white suite.

This ideal first time buyer / family home, which is well presented throughout, briefly comprises; a generously sized lounge / diner, fitted kitchen, three bedrooms and a family bathroom. To the front of the home there is a grassed area, sitting adjacent to the driveway, offering ample off road parking, leading to the garage. To the rear of the property there is a good sized, private garden, which is predominantly laid to lawn. In addition to this the home benefits from a gas central heating system and double glazing. This property, which is being offered with no onward chain, is located in the popular area of Bottesford, close to local schools, amenities and bus routes. Viewing advised!



## Road Map



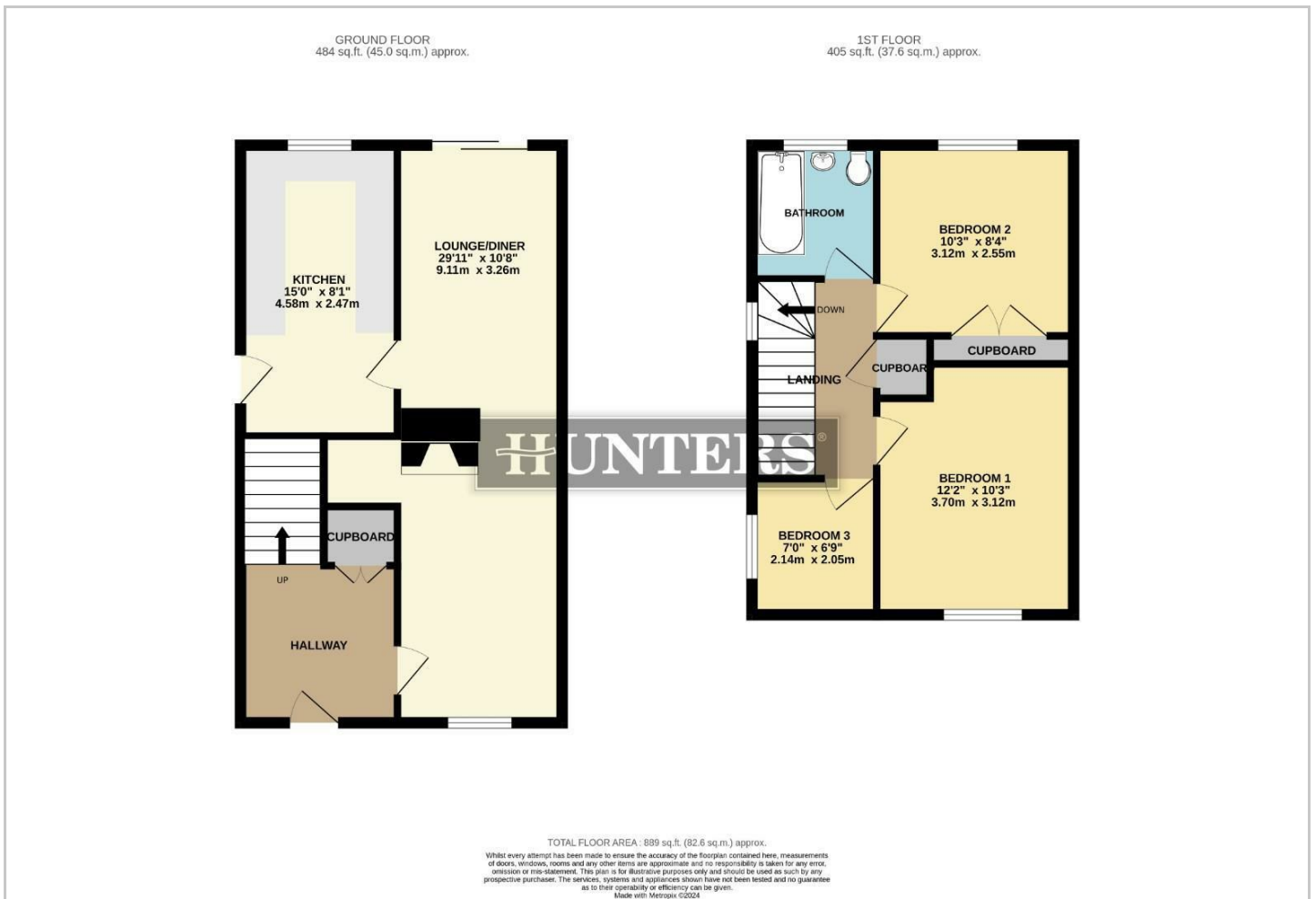
## Hybrid Map



## Terrain Map



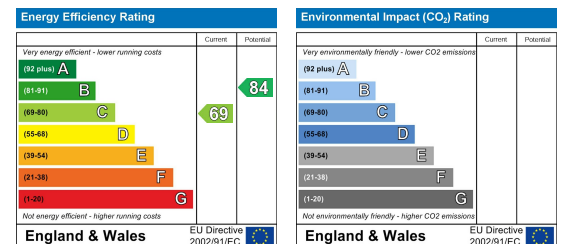
## Floor Plan



## 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.