

HUNTERS[®]

HERE TO GET *you* THERE



Old Estate Yard

Normanby, Scunthorpe, DN15 9JA

Offers In The Region Of £320,000



Council Tax: E



10 Old Estate Yard

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Front

Beautiful front of the home, which has a gravel area, sitting adjacent to the driveway, allowing for off road parking, leading to the integral garage.

Garden

Garden to the rear, which is predominantly laid out lawn, with a patio seating area. The garden benefits from mature hedging and shrubs, and offers a picturesque outlook, over open fields.

Lounge

16'3" x 13'7" (4.96m x 4.16m)

Neutrally decorated, generously sized lounge to the rear of the home, which offers a great space for family gatherings / entertaining - with sliding doors leading to the front reception room. The lounge also benefits from a log burning stove, ideal for the colder evenings.

Reception Room

12'11" x 9'8" (3.96m x 2.96m)

Second reception room to the front aspect of the property, which is currently being used as a dining area.

Kitchen / Diner

13'10" x 9'4" (4.23m x 2.85m)

Fitted kitchen / diner to the rear, with ample wall and floor units for storage. The kitchen leads to the handy utility area, with plumbing for white goods.

Bedroom 1

9'3" x 16'11" (2.82m x 5.17m)

Double bedroom to the front aspect of the property, benefiting from fitted wardrobes and an en-suite shower room.

En-Suite

9'2" x 6'5" (2.80m x 1.98m)

En-suite shower room to the master bedroom.

Bedroom 2

12'11" x 12'7" (3.94m x 3.85m)

Double bedroom to the front aspect of the home.

Bedroom 3

10'9" x 13'0" (3.29m x 3.97m)

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

Bedroom 4

9'10" x 11'8" (3m x 3.58m)

Good sized bedroom to the front aspect.

Family Bathroom

10'9" x 6'2" (3.28m x 1.89m)

Family bathroom, with neutral suite and walk in shower.



Road Map



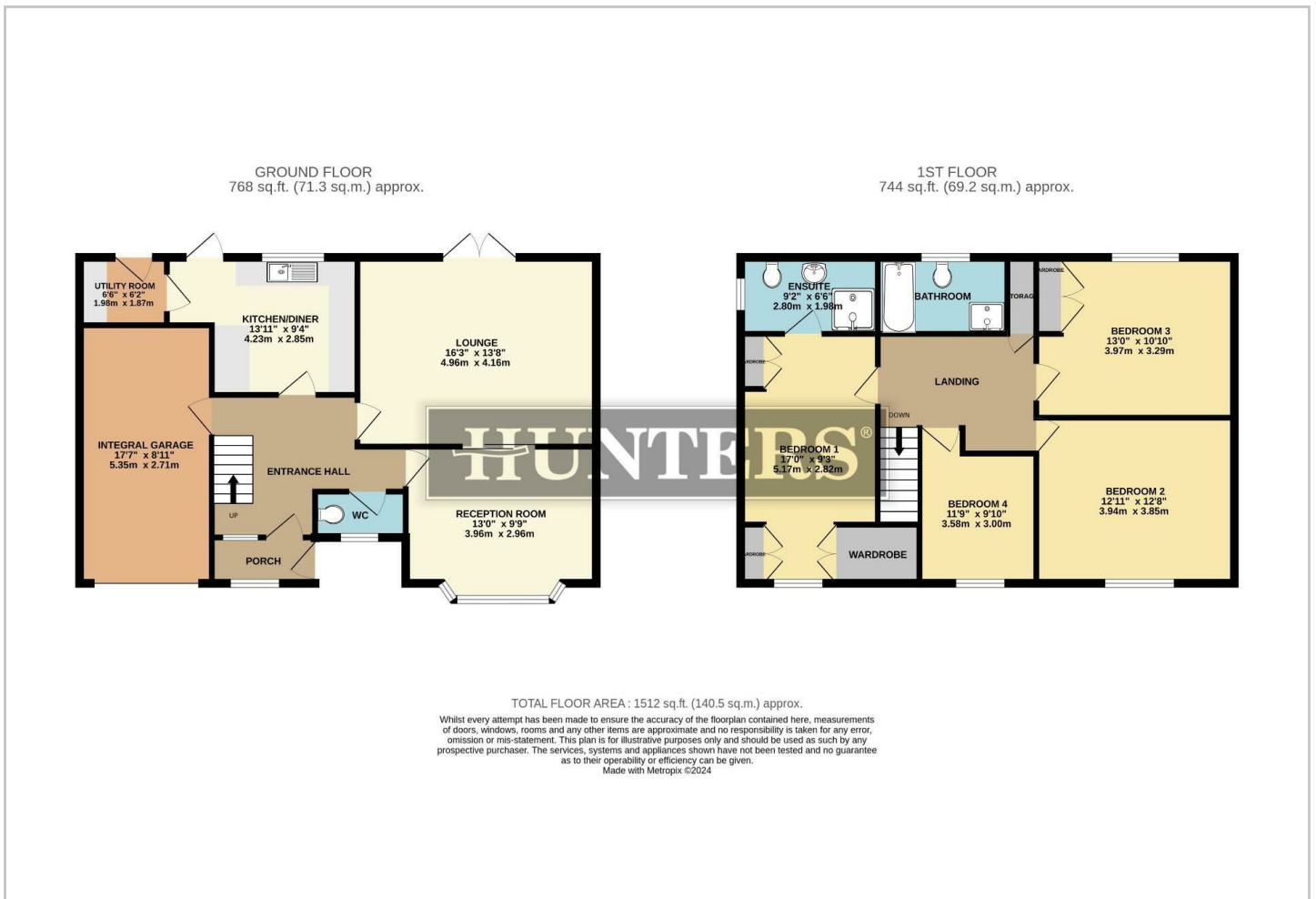
Hybrid Map



Terrain Map



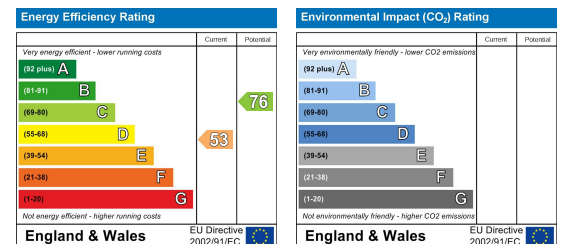
Floor Plan



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.