

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Buckingham Avenue

Scunthorpe, DN15 8NP

Asking Price £240,000



Council Tax: B



# 16 Buckingham Avenue

Scunthorpe, DN15 8NP

Asking Price £240,000



## Front

Attractive front to the home, with a large driveway, offering off road parking for several vehicles.

## Garden

Large, private garden to the rear of the home, which is predominantly laid to lawn, with gravel and patio seating areas. Within the area there are also two outside storage units and a greenhouse. The garden benefits from mature shrubs and hedging, which offer great privacy to the area, and the plot is situated adjacent to the bowling green, so not overlooked.

## Lounge / Diner

14'9" x 24'0" (4.52m x 7.34m)

Neutrally decorated, generously sized lounge / diner, which has double doors to the rear, allowing access to the garden.

## Glass Outbuilding

9'10" x 19'8" (3m x 6m)

Glass built room, with electric doors, currently used as a show room - could be utilised as a home office / sun room depending on requirements.

## Car Port

Large car port to the side of the home, with electric doors for added security.

## Kitchen

8'10" x 14'2" (2.71m x 4.32m)

Fitted kitchen, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob and extractor fan, and leads through to the pantry and utility area at the rear.

## Utility Room

7'5" x 8'10" (2.28m x 2.70m)

Handy utility room to the rear of the property, with a ground floor wc.

## Bedroom 1

11'1" x 13'4" (3.38m x 4.07)

Double bedroom to the rear of the home.

## Bedroom 2

10'4" x 12'10" (3.17m x 3.93m)

Double bedroom to the front aspect of the property.

## Bedroom 3

8'10" x 8'11" (2.70m x 2.73m)

Good sized third bedroom.

## Bathroom

5'11" x 6'9" (1.81m x 2.06m)

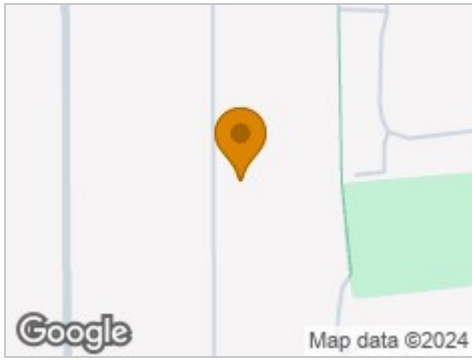
Fully tiled bathroom, with neutral suite.

This attractive and deceptively spacious home, which is centrally located, briefly comprises; a generously sized lounge / diner, fitted kitchen, ground floor wc, utility room, three good sized bedrooms and a bathroom. To the front of the home, there is a large, resin driveway, allowing for off road parking for several vehicles - with double gates allowing access to the garden. To the rear of the property there is a generously sized, private garden, which is predominantly laid to lawn, with a glass built room - currently a show room - but could be utilised as a home office / garden room. In addition to this the home benefits from a gas central heating system, double glazing, outside storage, a car port with electric doors and owned solar panels with two storage batteries.

This individual family home, which is well presented throughout, is located close to local schools, amenities and transportation links. Viewing advised!



## Road Map



## Hybrid Map



## Terrain Map



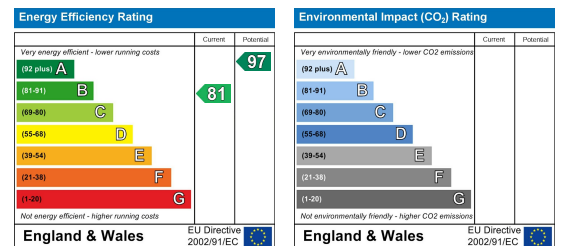
## Floor Plan



## 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.