

# HUNTERS®

HERE TO GET *you* THERE



## Vicarage Gardens

Scunthorpe, DN15 7AZ

Offers In The Region Of £429,950



4



2



3



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Council Tax: D



# 28 Vicarage Gardens

Scunthorpe, DN15 7AZ

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## Front

Beautiful front to the home, which is set back from the road, with a horseshoe driveway, allowing for ample off road parking. There are mature shrubs providing a natural border to the area. The driveway also leads to the garage, which benefits from electrics.

## Garden

Stunning garden to the rear of the home, which offers a large, private area - ideal for family entertaining and get togethers. The garden is predominantly laid to lawn, with a patio seating area and also a pergola covered BBQ space. Within the garden there is also a large summer house and a further brick built outbuilding. The garden is surrounded by mature shrubs and trees, offering a natural border to the area.

## Summer House / Office

20'4" x 15'7" (6.20m x 4.76m)

This great external building, which is brick built and fully insulated, with a log burning stove. This versatile space could be used as a summer house / home office / games room - depending on requirements.

## Reception Room

13'10" x 15'10" (4.24m x 4.85m)

Generously sized reception room to the rear of the home, which is neutrally decorated, with double doors allowing access to the garden.

## Reception Room 2

15'11" x 10'2" (4.86m x 3.10m)

Spacious reception room to the rear aspect of the home, which is currently being used as a dining

area. The room has a large bay window, allowing for ample light into the area.

## Reception Room 3 / Study

Reception room to the front aspect of the property, currently used as a study.

## Kitchen

15'1" x 10'3" (4.61m x 3.14m)

Modern, fitted kitchen, which benefits from ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob, extractor fan, fridge / freezer, microwave and dishwasher. The kitchen leads through to the handy utility area, with plumbing for white goods.

## Utility Room

4'9" x 11'9" (1.46m x 3.60m)

## Ground Floor wc

Handy ground floor bathroom.

## Hallway

Impressive entranceway to the home with feature wooden panelling.

## Master Bedroom

13'10" x 15'10" (4.22m x 4.83m)

Neutrally decorated, generously sized master bedroom, which benefits from an en-suite shower room.

## En-Suite

Master en-suite, with neutral suite and walk in corner shower.

## Bedroom 2

15'7" x 13'10" (4.75m x 4.24m)

Double bedroom to the rear aspect of the property, which offers a neutral space.

## Bedroom 3

11'10" x 15'10" (3.61m x 4.83m)

Double bedroom to the front of the home, with a feature bay window.

## Bedroom 4

12'3" x 6'8" (3.74m x 2.04m)

Fourth double bedroom, with fitted storage.

## Bathroom

7'10" x 9'3" (2.39m x 2.82m)

Fully tiled, family bathroom, with a neutral suite - with bath and walk in shower.



## Road Map



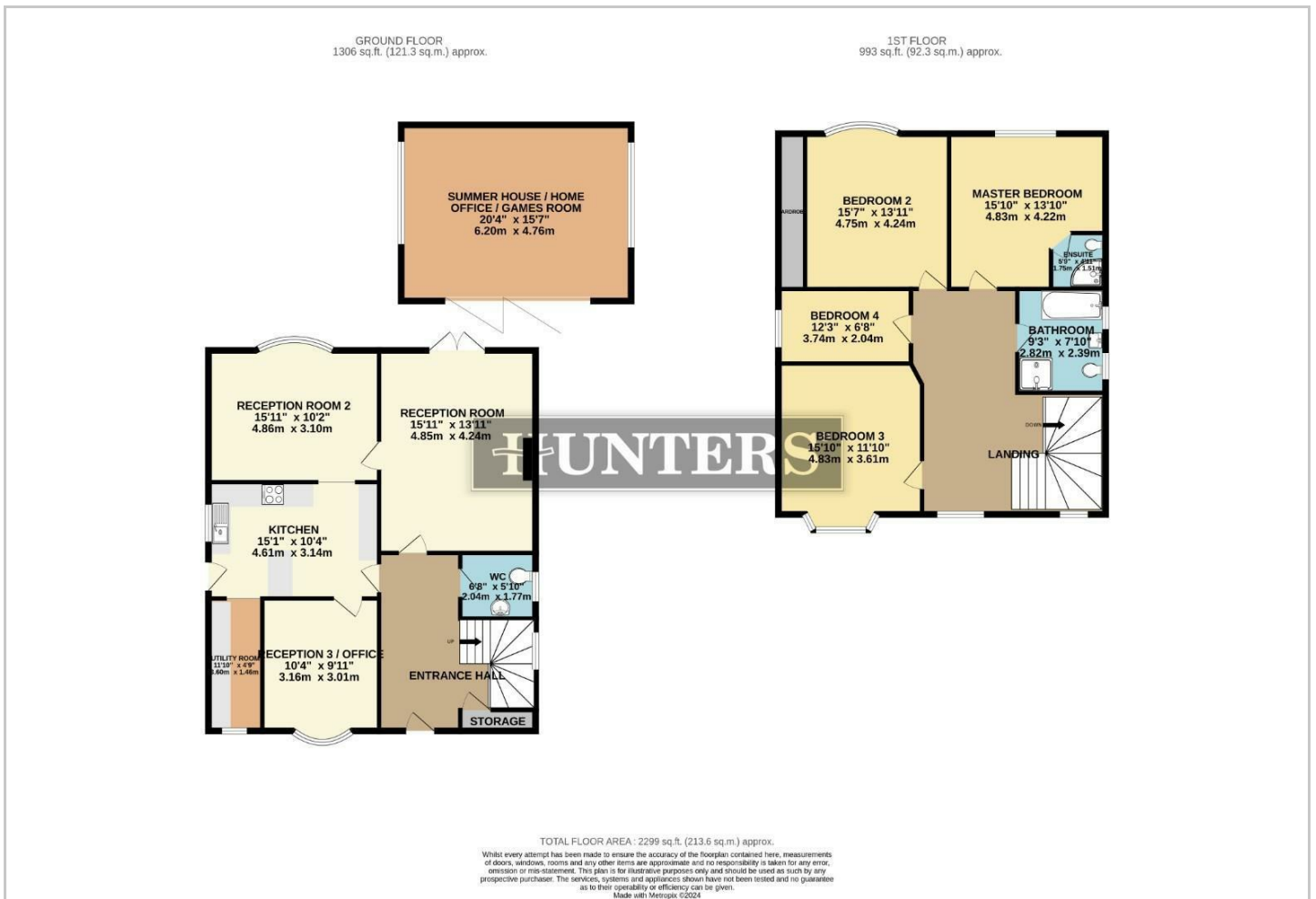
## Hybrid Map



## Terrain Map



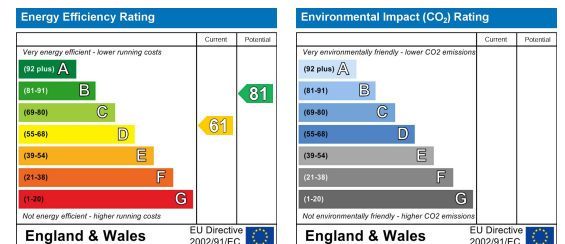
## Floor Plan



## 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.