

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Farm Close

Gunness, Scunthorpe, DN15 8SR

Offers In The Region Of £200,000



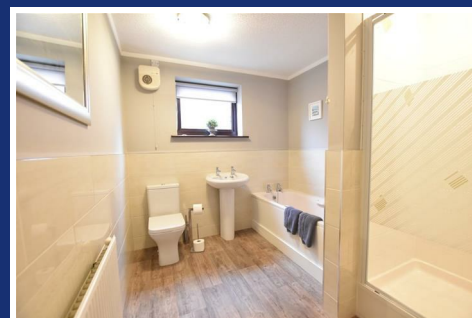
Council Tax: D



# 1 Farm Close

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## Front

Attractive front to the home, with a grassed area, sitting adjacent to the driveway, which offers off-road parking for several vehicles. The driveway leads to the garage, which benefits from electrics.

## Lounge

11'8" 17'6" (3.57 5.35)

Neutrally decorated, generously sized lounge to the front aspect of the home, with a bay window allowing ample light into the area.

## Garden

Good sized, private garden, which is predominantly laid to lawn, with a patio seating area.

## Kitchen Diner

12'6" 11'8" (3.82 3.56)

Spacious kitchen/diner to the rear aspect of the home, with ample wall and floor units for storage. The kitchen also benefits from a free-standing oven, hob, and extractor fan. and leads through to the handy utility area.

## Bedroom 1

10'11" 11'7" (3.34 3.55)

Neutral double bedroom to the rear aspect of the home, benefiting from en-suite.

## Utility

9'3" 5'3" (2.82 1.62)

Utility area, with plumbing for white goods.

## Bedroom 2

8'11" 11'8" (2.73 3.56)

Double bedroom to the rear of the property, benefiting from fitted storage

## Bedroom 3

8'9" 17'10" (2.67 5.45)

Generous sized bedroom at the front of the home benefiting from fitted storage.

## Bathroom

7'5" 11'7" (2.28 3.55)

Modern bathroom, with a neutral 3-piece suite and separate shower.

This attractive and deceptively spacious bungalow briefly comprises; a generous front lounge, fitted kitchen diner with utility area, boasting three generously sized bedrooms, including a master with its own en-suite bathroom, and modern family bathroom. To the front of the home there is a driveway, allowing for off-road parking for several vehicles, leading to the garage. To the rear of the property there is a good-sized, enclosed garden, which is predominantly laid to lawn, with a patio seating area. In addition to this the home benefits from a gas central heating system and double glazing. This property is located in the small village of Gunness, close to local schools, bus routes and motorway connections. Also close by there is Scunthorpe, offering further shops and services. Viewing advised!



## Road Map



## Hybrid Map



## Terrain Map



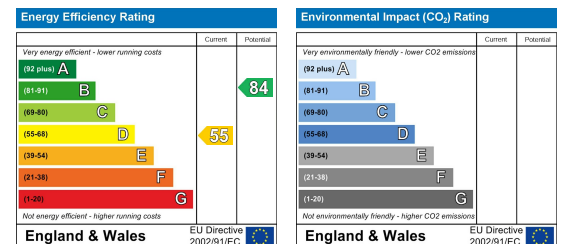
## Floor Plan



## 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.