

HUNTERS[®]

HERE TO GET *you* THERE



Stather Road

Burton-Upon-Stather, Scunthorpe, DN15 9DH

Offers In The Region Of £135,000



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Council Tax: A



98 Stather Road

Burton-Upon-Stather, Scunthorpe, DN15 9DH

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Front

Front of the home, which has a beautiful outlook over open fields.

Garden

Beautiful and well maintained garden, which offers a great space - with decorative slate and patio seating areas. The garden is surrounded with fencing, and benefits from mature shrubs and hedging, offering a degree of privacy to the area.

Kitchen

Open plan kitchen / diner / sitting area - offering a modern and beautifully presented space. The kitchen offers ample wall and floor units for storage, with integrated cooker, hob, extraction fan microwave and fridge / freezer. The kitchen opens out to the sitting area, with decorative log burner. There is also another door to the rear, accessing the utility and ground floor wc.

Open Plan Kitchen / Diner / Sitting Area

12'9" (max) x 28'5" (max) (3.90m (max) x 8.68m (max))

Utility / Ground Floor Wc

The kitchen leads through to the utility area, with plumbing for white goods, also allows access to the ground floor wc.

Lounge

10'9" x 12'9" (3.29m x 3.90m)

Attractive lounge to the front of the property, which offers a further reception room.

Bedroom 1

10'9" x 12'9" (3.29m x 3.90m)

Beautiful double bedroom to the front of the home, benefiting from a feature fireplace.

Bedroom 2

8'8" x 11'10" (2.66m x 3.62m)

Double bedroom to the rear of the property.

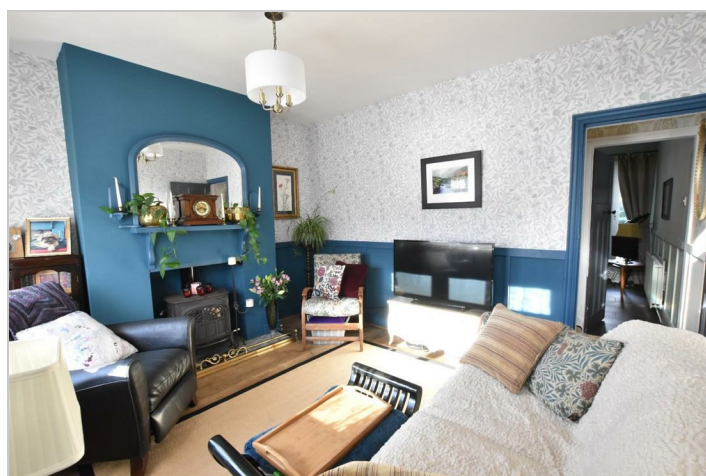
Bathroom

7'3" x 10'9" (2.23m x 3.30m)

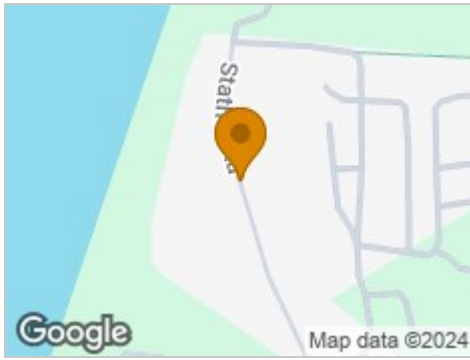
Modern and well presented bathroom, benefiting from a neutral suite, with walk in shower and free standing bath.

Beautifully presented home, which is located in a great position overlooking open fields, briefly comprises; a generous front lounge, open plan kitchen, diner, sitting area, utility room with ground floor wc, two double bedrooms and a modern fitted bathroom. Externally there is a well maintained rear garden, which has decorative slate pathways, with a patio seating area and mature shrubs and hedging. In addition to this the home benefits from a gas central heating system and double glazing.

This character home, which is deceptively spacious internally- is located in the popular village of Burton upon Stather. Close by there are schools, restaurants and bus routes - also nearby there are woodland walks, including Burton Hills, leading to Alkborough Flats, ideal for families and dog walks. Viewing recommended!



Road Map



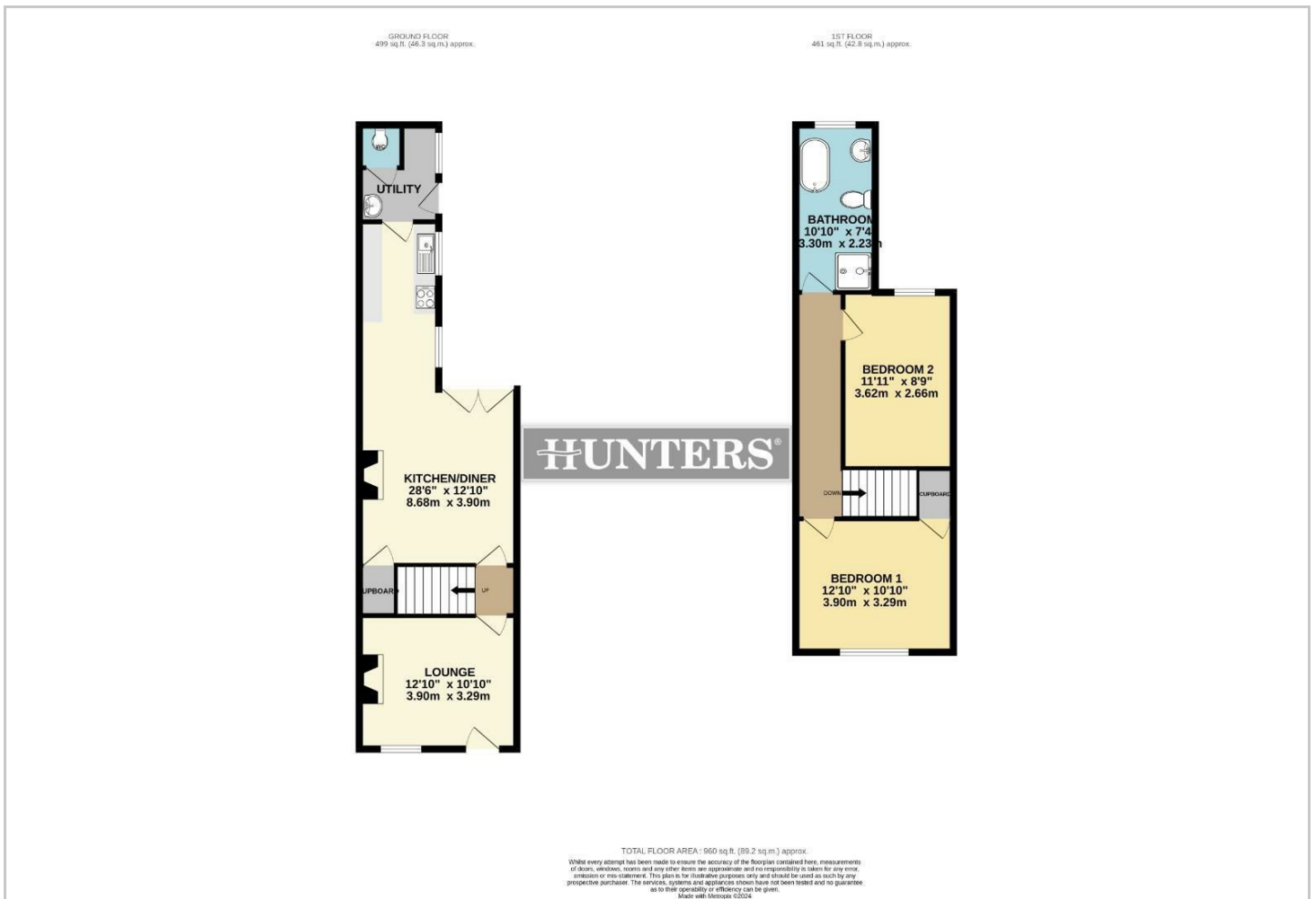
Hybrid Map



Terrain Map



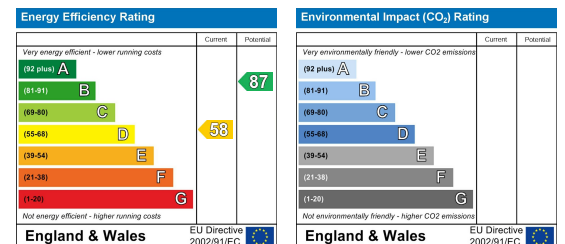
Floor Plan



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.