

HUNTERS[®]

HERE TO GET *you* THERE



Kathleen Avenue

Scunthorpe, DN16 3EQ

Offers In The Region Of £143,000



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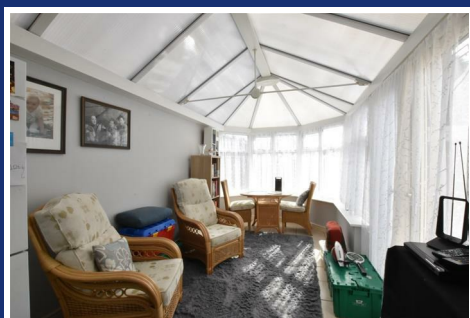
Council Tax: A



58 Kathleen Avenue

Scunthorpe, DN16 3EQ

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Front

Front of the home, with a shared block paved driveway, leading to the garage at the rear - the garage benefits from electrics.

Garden

Garden to the rear, which is part block paved, with fencing surrounding, offering a degree of privacy to the area.

Lounge

12'4" x 10'5" (3.76m x 3.18m)

Neutrally decorated, generously sized lounge to the front of the home, which leads through to the dining area and kitchen - offering a bright, open plan space.

Dining Room

11'3" x 11'5" (3.45m x 3.50m)

Dining area, which leads through to the fitted kitchen, and also has sliding doors leading to the handy conservatory at the rear. This open plan lay out offers a great space for family gatherings and entertaining.

Kitchen

6'10" x 11'5" (2.10m x 3.48m)

Neutral, modern kitchen, with ample wall and floor units for storage.

Conservatory

Bright conservatory to the rear of the home, offering a further sitting area, with double doors accessing the garden.

Bedroom 1

10'11" x 10'5" (3.33m x 3.19m)

Neutrally decorated double bedroom to the front of the property.

Bedroom 2

11'5" x 11'5" (3.48m x 3.50m)

Double bedroom to the rear aspect of the home.

Bedroom 3

7'5" x 7'1" (2.28m x 2.18m)

Bathroom

6'9" x 5'1" (2.08m x 1.56m)

Bathroom, with neutral suite and walk in corner shower.

This deceptively spacious, neutrally decorated family home, which offers a great open plan ground floor - with lounge/diner/kitchen, leading through to the conservatory. To the first floor there are three bedrooms and a bathroom. Externally there is a shared driveway, leading to the garage which benefits from an electric door, and a low maintenance, enclosed rear garden. In addition to this the home benefits from a gas central heating system and double glazing.

This well-presented property is located centrally, close to local schools, amenities and bus routes. Also nearby there is Ashby, offering a variety of individual shops, restaurants and a weekly market.



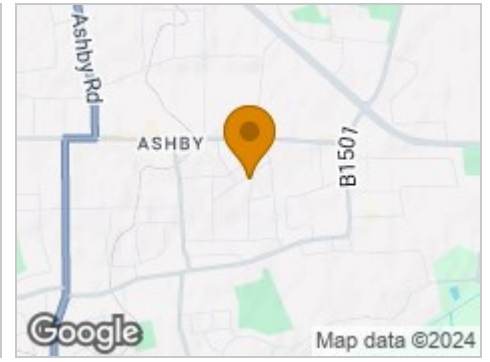
Road Map



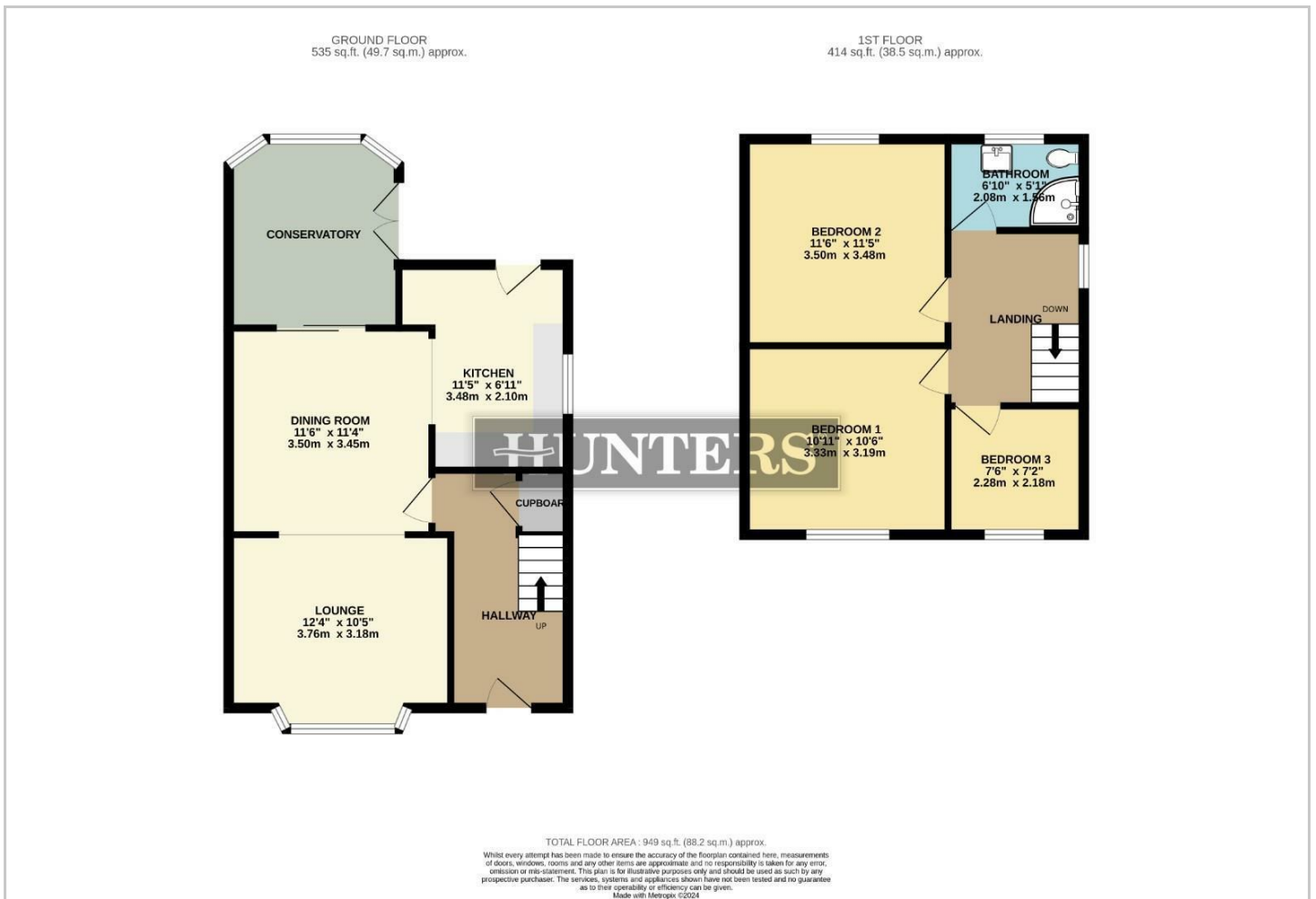
Hybrid Map



Terrain Map



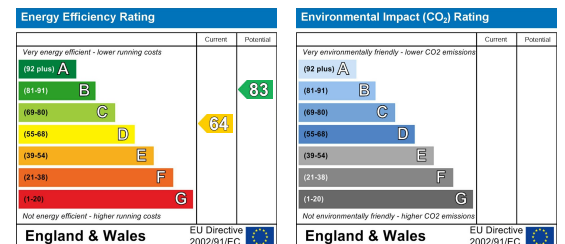
Floor Plan



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.