

HUNTERS[®]

HERE TO GET *you* THERE



Huntingdon Crescent

Burton-upon-Stather, Scunthorpe, DN15 9HR

Offers In The Region Of £175,000



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Council Tax: B



11 Huntingdon Crescent

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FRONT

Front of the home with a grassed area, sitting adjacent to the driveway, offering ample off road parking.

REAR ASPECT

Enclosed rear garden, which is mainly laid to lawn, with a covered patio seating area. The garden has a border consisting of mature shrubs and fencing, with a further decked seating area to the rear.

LOUNGE / DINER

22'2" x 12'4" (6.75 x 3.75)

Neutrally decorated, generously sized lounge / diner to the front of the property, with french doors leading through to the conservatory.

KITCHEN

8'4" x 11'1" (2.54 x 3.38)

Modern, fitted kitchen, with wall and floor units offering storage. The kitchen also has an integrated oven, hob and extractor fan and has an external door leading to the rear garden.

CONSERVATORY

9'10" x 10'0" (2.99 x 3.05)

Handy conservatory, overlooking the rear garden.

BEDROOM 4 / RECEPTION ROOM

12'3" x 7'10" (3.73 x 2.39)

Ground floor room, leading off the lounge / diner, which could be used as a fourth bedroom or further reception room, depending on requirements.

BEDROOM 1

11'2" x 12'9" (3.42m x 3.90m)

Double bedroom to the front aspect of the home.

BEDROOM 2

11'2" x 10'3" (3.42m x 3.13m)

Double bedroom to the rear of the property.

BEDROOM 3

7'6" x 9'4" (2.29 x 2.84)

Third bedroom to the front of the property.

BATHROOM

8'7" x 6'8" (2.61 x 2.04)

Bathroom, with neutral suite and separate wc.



Road Map



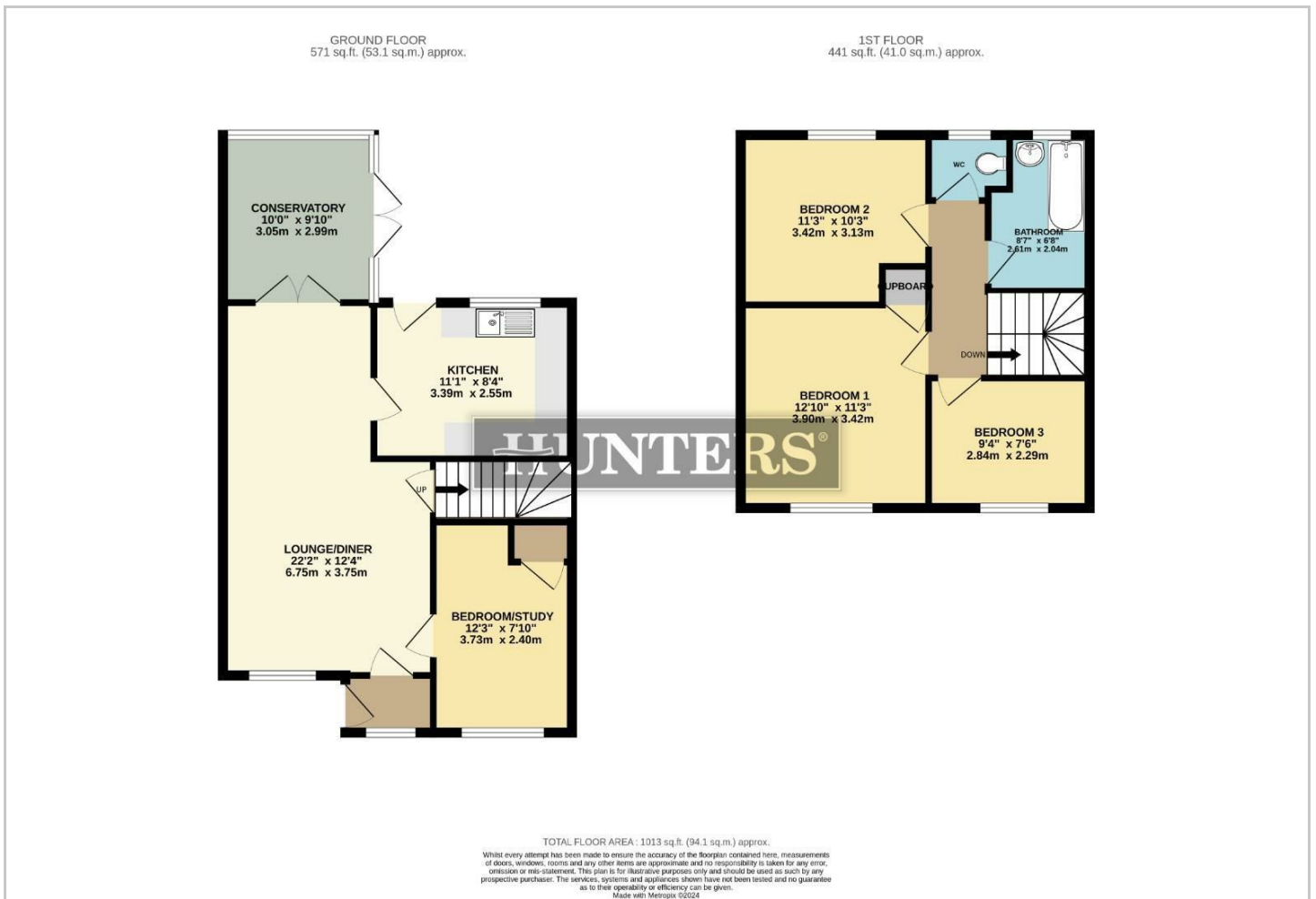
Hybrid Map



Terrain Map



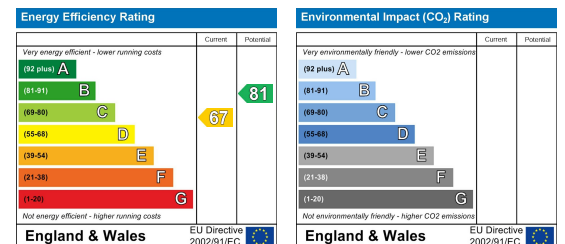
Floor Plan



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.