

HUNTERS[®]

HERE TO GET *you* THERE



Barlings Avenue

Scunthorpe, DN16 2AY

Offers In The Region Of £160,000



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Council Tax: A



6 Barlings Avenue

Scunthorpe, DN16 2AY

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Front

Attractive front of the home, with a gravel area sitting adjacent to the driveway - which offers off road parking for several vehicles.

Garden

Well maintained garden, which is predominantly laid to lawn, with a decorative gravel / slate area and decked seating area. The garden is surrounded with fencing, offering a degree of privacy.

Kitchen / Diner / Sitting Area

21'10" (max) x 13'8" (max) (6.66m (max) x 4.18m (max))

Modern and open plan kitchen / diner / sitting area toward the rear of the home. This neutrally decorated kitchen / diner, benefits from a fitted kitchen area, with ample wall and floor units for storage, with integrated oven, hob and extractor fan. The kitchen opens out onto the dining and sitting area - with patio doors leading to the garden - offering a great space for family gatherings and entertaining.

Lounge

14'2" x 11'4" (4.32m x 3.47m)

Generously sized lounge to the front aspect of the home.

Sun Room

Sun room to the front aspect, with external door to the side of the property.

Ground Floor wc

Bedroom 1

14'3" x 9'8" (4.36m x 2.96m)

Generous double bedroom to the rear aspect of the home, with fitted storage.

Bedroom 2

12'4" x 11'6" (3.78m x 3.52m)

Generously sized second bedroom to the front of the home.

Bedroom 3

9'4" x 7'9" (2.87m x 2.38m)

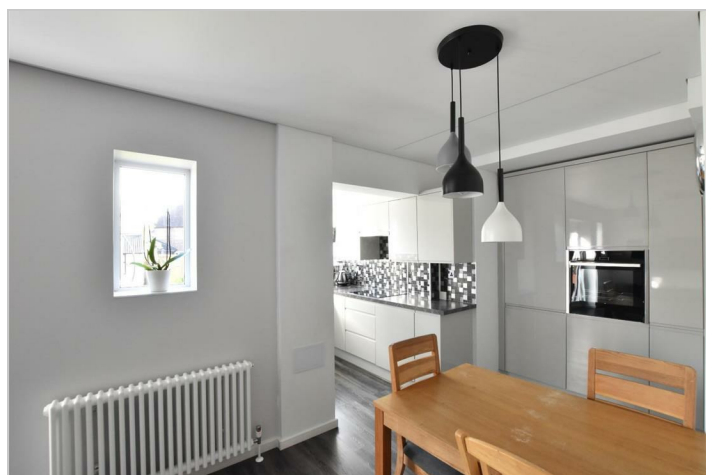
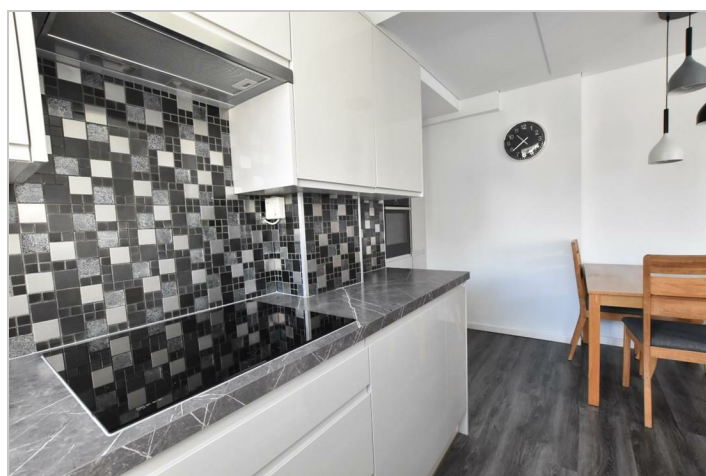
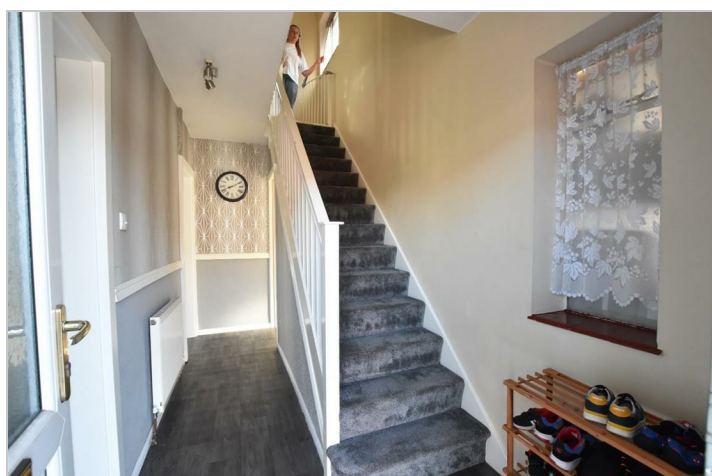
Bathroom

6'3" x 5'4" (1.93m x 1.65m)

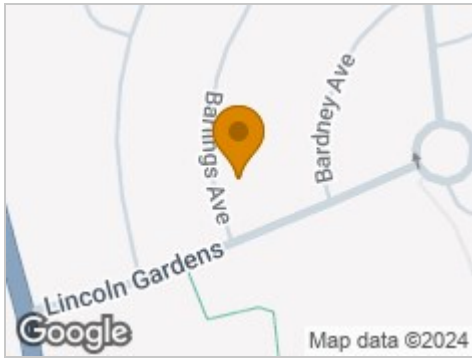
Modern fully tiled bathroom, with neutral suite and walk in shower.

This beautifully presented family home, which offers a spacious and versatile lay out, briefly comprising; a generous front lounge, open plan, modern kitchen / diner / sitting area, ground floor wc and wet room and a sun room. To the first floor there are three good sized bedrooms and a modern bathroom. To the front of the home there is a driveway, offering ample off road parking and to the rear there is an enclosed garden, which is predominantly laid to lawn, with decked seating area. In addition to this the property benefits from a gas central heating system and double glazing.

This modern home, which is ready to move in to, is located in the popular area of Lincoln Gardens, close to local schools, amenities and bus routes. Nearby there is Ashby, offering a variety of individual shops, restaurants and a weekly market. Viewing recommended!



Road Map



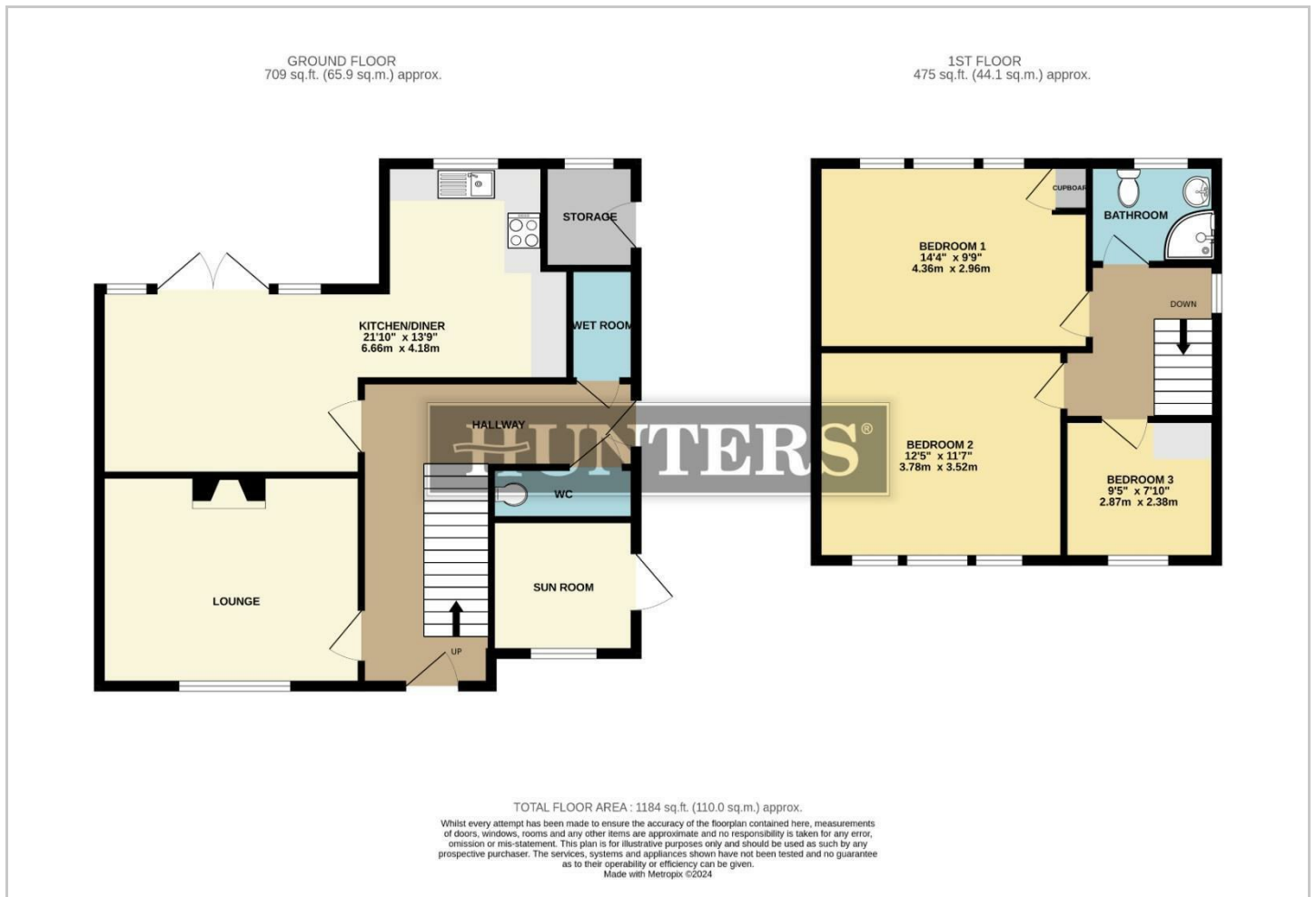
Hybrid Map



Terrain Map



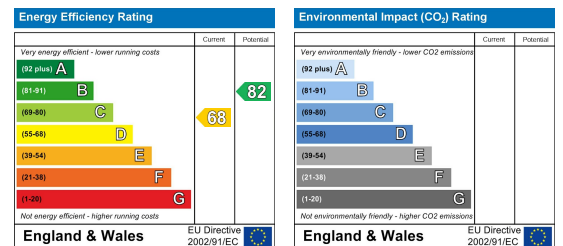
Floor Plan



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.