

# HUNTERS<sup>®</sup>

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## Orchid Rise

Scunthorpe, DN15 7AN

Offers In The Region Of £180,000



Council Tax: C



# 15 Orchid Rise

Scunthorpe, DN15 7AN

Offers In The Region Of £180,000



## Front

Attractive home, with a grassed area to the front, which sits adjacent to the driveway, which offers off road parking, leading to the integrated garage.

## Garden

Garden to the rear, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with fencing and mature shrubs and hedging, offering a degree of privacy to the area.

## Kitchen

8'8" x 9'11" (2.66m x 3.04m)

Fitted kitchen to the front aspect of the home.

## Lounge

20'6" x 12'8" (6.27m x 3.87m)

Generously sized lounge to the rear of the home, with sliding doors allowing access to the garden.

## Bedroom 1

8'4" x 12'9" (2.56m x 3.91m)

Double bedroom to the rear aspect of the property, benefiting from an en-suite shower room and ample fitted storage.

## En-Suite

4'5" x 5'1" (1.36m x 1.56m)

Handy en-suite, with neutral suite and walk in shower.

## Bedroom 2

10'3" x 10'2" (3.13m x 3.11m)

Double bedroom to the front of the property.

## Bedroom 3

11'8" x 10'1" (3.57m x 3.08m)

Double bedroom to the front of the home.

## Bathroom

6'6" x 5'10" (1.99m x 1.79m)

This attractive and spacious property, which is being offered with no onward chain, briefly comprises; a fitted kitchen, generous lounge, conservatory, double bedroom with en-suite shower room, two further double bedrooms and a family bathroom. To the front of the home there is a grassed area, sitting adjacent to the driveway, which leads to the integral garage. To the rear of the property there is a private garden, which is predominantly laid to lawn, with patio seating area. In addition to this the home benefits from a gas central heating system and double glazing.

This centrally located home, which is ideal for commuters, due to close proximity to the train station and motorway, is also near to the town centre, with a variety of shops, museums and the hospital. Viewing recommended!



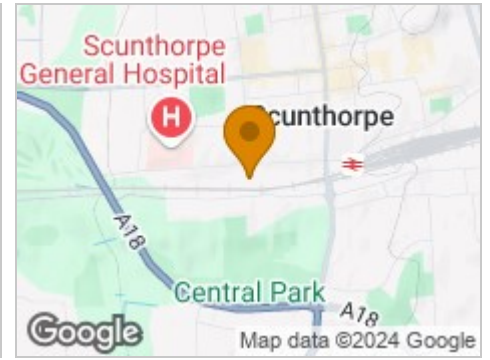
## Road Map



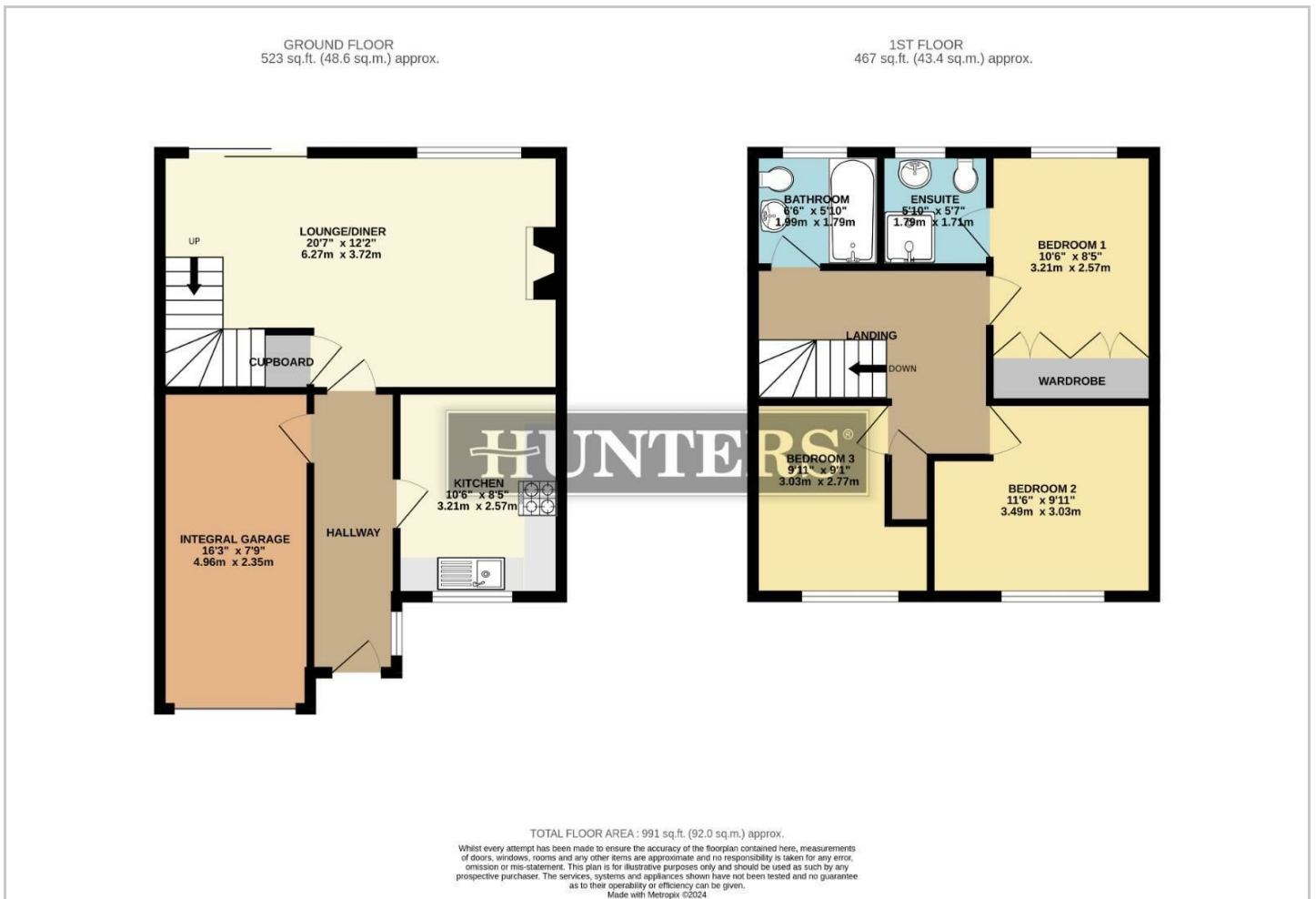
## Hybrid Map



## Terrain Map



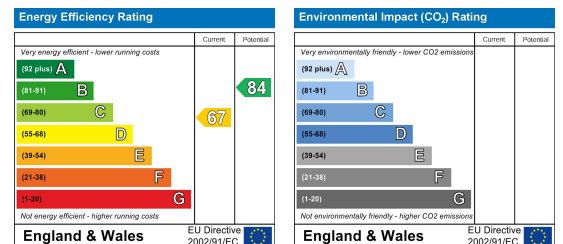
## Floor Plan



## 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.