

# HUNTERS®

HERE TO GET *you* THERE



## Burringham Road

Scunthorpe, DN17 2DE

Reduced To £275,000



Council Tax: A



# 50 Burringham Road

Scunthorpe, DN17 2DE

## Reduced To £275,000



### Front

Attractive front of the home, with a large driveway - which offers ample off road parking for several vehicles. The driveway leads through double gates, to the garage at the rear of the home - which benefits from electrics.

### Garden

Very large garden that is approximately 1/3 of an acre, which is predominantly laid to lawn - offering a great space for families and keen gardeners. This south-facing garden has a large patio seating area and a further decked area, with a wooden shed.

### Open Plan Kitchen / Diner / Snug

18'9" x 29'11" (5.74m x 9.14m)

Beautifully presented, open plan kitchen / diner / snug - which offers a modern, spacious area - which is ideal for family gatherings and entertaining. The fitted kitchen benefits from ample wall and floor units for storage - and also offers an integral double oven, microwave, hob, extractor fan, dishwasher and an instant hot tap. The kitchen / diner leads to the snug area, and also has bi-folding doors which open out to the garden. The kitchen also leads to the handy utility room.

### Utility Room

6'6" x 6'2" (1.99m x 1.89m)

Utility area leading from the kitchen - with plumbing for white goods - which leads through to the ground floor shower room.

### Shower Room

6'5" x 7'5" (1.97m x 2.27m)

Modern, fully tiled ground floor shower room, with neutral suite and fitted storage.

### Lounge

12'4" x 12'1" (3.78m x 3.69m)

Modern and generously sized front lounge, with a large bay window, offering ample light into the area.

### Bedroom 1

11'1" x 12'1" (3.39m x 3.70m)

Generous double bedroom to the front of the home, with fitted storage and feature bay window, offering ample light into the area.

### Bedroom 2

12'0" x 13'2" (3.66m x 4.03m)

Good sized double bedroom to the rear aspect of the property.

### Bedroom 3

6'9" x 9'3" (2.08m x 2.83m)

Well presented single bedroom, to the rear of the home.

### Bathroom

6'0" x 7'7" (1.85m x 2.33m)

Fully tiled, modern bathroom, with neutral suite - including bath and walk in shower.

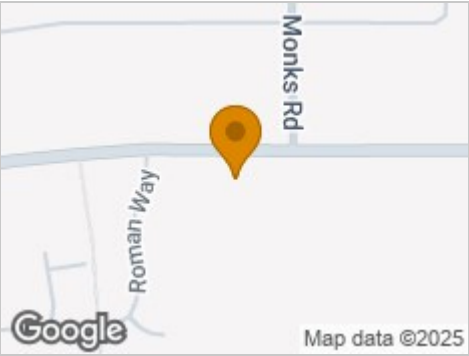
Tel: 01724 700000



We are delighted to offer this beautifully presented family home, which is spacious internally and externally, to the market. The attractive home, which has been extended and refurbished by the current owners, briefly comprises; a good sized front lounge, open plan kitchen / diner / snug - providing a great space for families / entertaining, a utility area and ground floor shower room. To the first floor there are three bedrooms and a modern bathroom. This immaculate home is set back from the road - offering ample space for several vehicles, and leads to the garage. To the rear of the property is a very large garden, which is predominantly laid to lawn with an overall plot size of approximately 1/3 of an acre, with patio and decked seating areas. In addition to this the home benefits from a gas central heating system and double glazing. This ideal family home is centrally located, close to local schools, amenities and bus routes. Nearby there is Ashby - offering a variety of shops and restaurants. Viewing highly recommended!



Road Map



Hybrid Map



Terrain Map



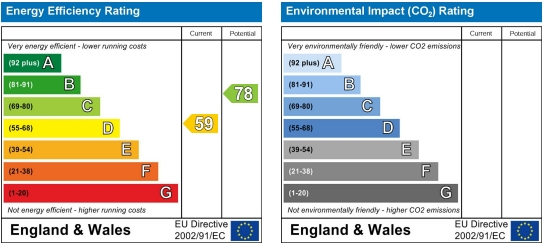
Floor Plan



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.