

# HUNTERS<sup>®</sup>

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## Woodside Drive

Scunthorpe, DN17 2EA

Offers In The Region Of £165,000



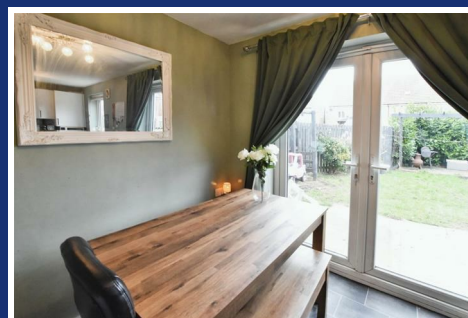
Council Tax: C



# 35 Woodside Drive

Scunthorpe, DN17 2EA

## Offers In The Region Of £165,000



### Front

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

### Garden

Good sized garden to the rear, which is predominantly laid to lawn, with a patio seating area. The garden has a further pergola covered, decked seating area, and has fencing and mature hedging, offering a degree of privacy to the area.

### Kitchen / Diner

18'9" x 7'7" (5.72m x 2.33m)

Kitchen / diner to the rear aspect the property, with wall and floor units for storage. The kitchen / diner also has double doors leading to the garden.

### Family Room

8'2" x 16'7" (2.50m x 5.08m)

Neutrally decorated family room to the front aspect of the home, could be used as a further bedroom or home office if required.

### Lounge

10'2" x 13'5" (3.12m x 4.09m)

Neutrally decorated, generously sized reception room to the front of the home.

### Master Bedroom

14'1" x 9'6" (4.30m x 2.92m)

Master bedroom to the front of the home, benefiting from an en-suite shower room.

### En-Suite

En-Suite to master, with walk in shower and neutral suite.

### Bedroom 2

8'9" x 11'3" (2.69m x 3.44m)

Double bedroom to the rear of the home.

### Bedroom 3

9'8" x 7'10" (2.97m x 2.41m)

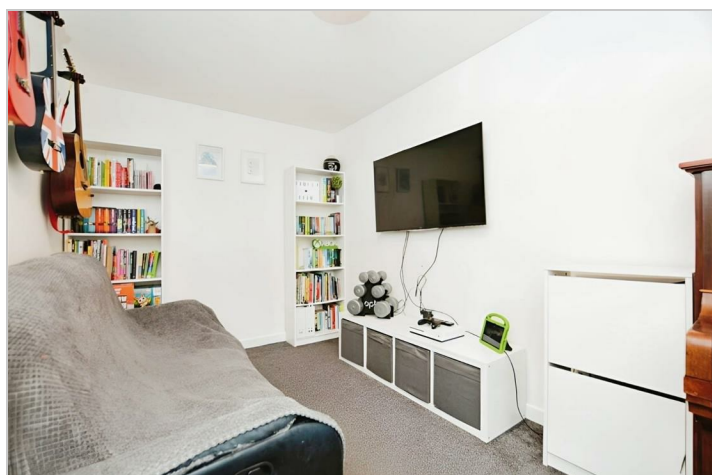
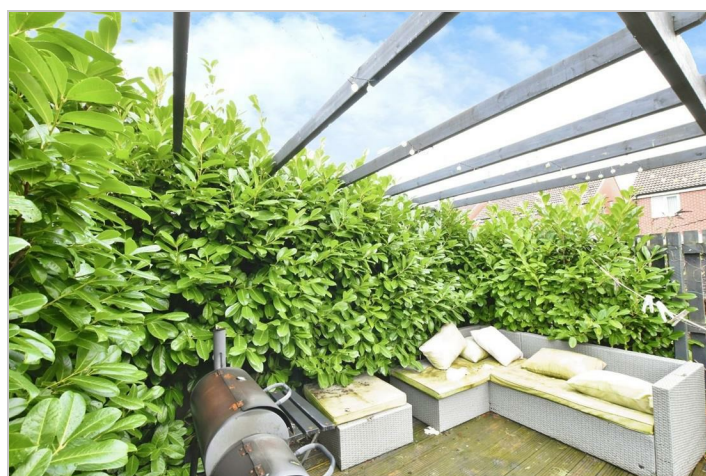
### Bathroom

Bathroom, with neutral suite.



This ideal first time buyer / family home, which is neutrally located throughout, briefly comprises; two generous reception rooms - one of which could be used as a home office or further bedroom if required, a fitted kitchen / diner and ground floor wc. To the first floor there are three bedrooms, the master of which is en-suite - and a family bathroom. Externally, the home has a good sized garden, which is predominantly laid to lawn, with off road parking to the front. In addition to this the home benefits from a gas central heating system and double glazing.

This home is centrally located, close to local schools, amenities and transportation links. Viewing recommended!



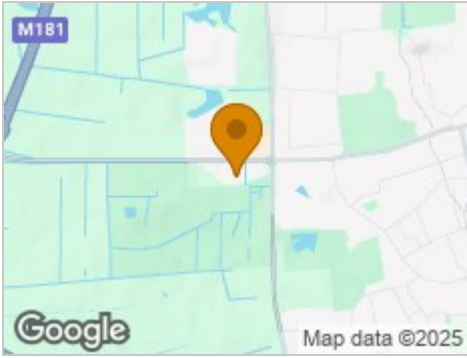
Road Map



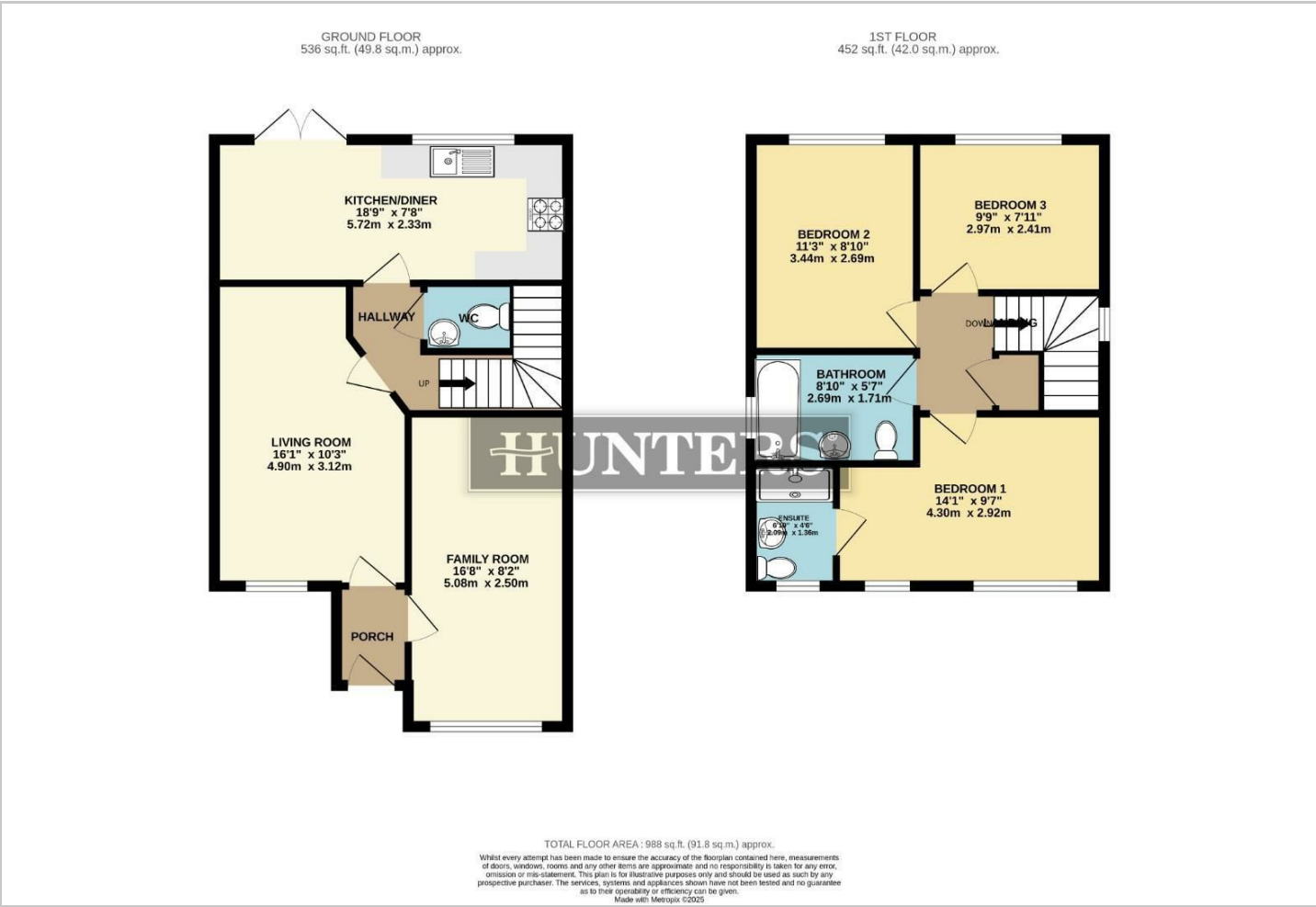
Hybrid Map



Terrain Map



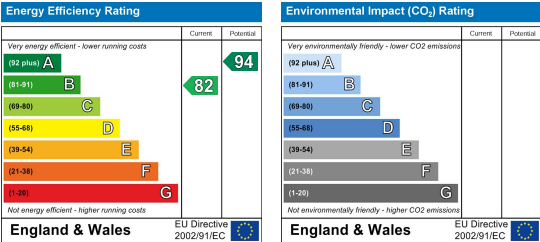
Floor Plan



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.