

HUNTERS®

HERE TO GET *you* THERE



Woodland View

Scunthorpe, DN15 8BA

Offers In The Region Of £295,000



Council Tax: D



25 Woodland View

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Front

Front of the home, with a grassed area, and double gates leading to the covered car port and garden at the rear. The front of the home overlooks the beautiful Kingsway Gardens .

Garden

Large garden to the rear, which is predominantly laid to lawn, with a patio seating area. There is also a garage - with a rear entrance allowing for off road parking and access to the garage.

Off road parking & Garage

Entrance Hall & Staircase

Kitchen / Diner

14'10" x 10'5" (4.53m x 3.20m)

Modern, well presented kitchen / diner to the rear of the home, with ample wall and floor units for storage. The kitchen also benefits from an integrated oven, hob and dishwasher.

Lounge

12'6" x 16'2" (3.82m x 4.95m)

Generous, well presented lounge to the front aspect of the home.

Sitting Room

14'11" x 11'4" (4.55m x 3.46m)

Second reception room to the front of the home (potential to use as a further bedroom if required).

Utility Room

Bedroom 1

12'8" x 15'10" (3.88m x 4.85m)

Generously sized double bedroom - with ample fitted storage - and window overlooking Kingsway Park.

Bedroom 2

13'6" x 11'3" (4.14m x 3.45m)

Double bedroom to the front of the home, with ample fitted storage.

Bedroom 3

8'7" x 10'7" (2.63m x 3.24m)

Good sized third bedroom.

Bathroom

8'4" x 6'5" (2.56m x 1.97m)

Modern, fully tiled bathroom, with neutral suite.

Study

Handy Study on first floor

We are pleased to offer this versatile and spacious family home to the market - which offers picturesque views over the beautiful Kingsway Park. The property briefly comprises; two generous reception rooms (one of which could be used as a further bedroom depending on requirements) a modern kitchen / diner and utility room. To the first floor there are three good sized bedrooms, a study, modern bathroom and separate wc. Externally, the home has a large garden, which is predominantly laid to lawn, which is surrounded with fencing, offering a degree of privacy to the area. There is also a rear access driveway, leading to the garage, which benefits from electrics. This home is located centrally, close to local schools, amenities and transportation links. Nearby there is a retail park, offering a variety of shops and restaurants. Viewing recommended!



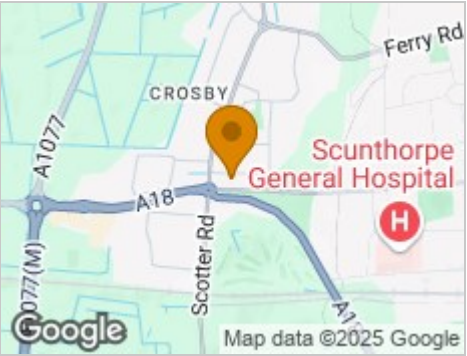
Road Map



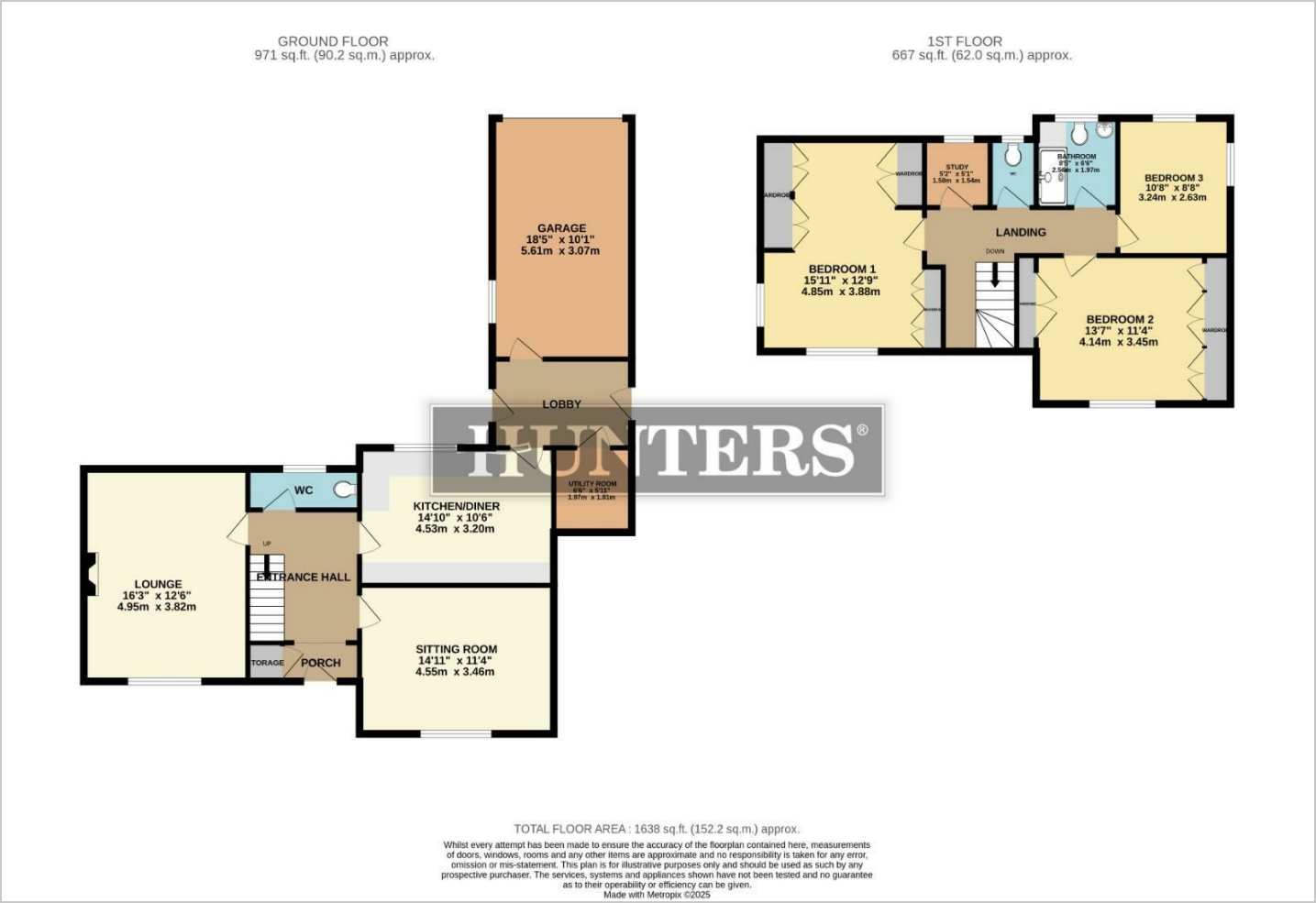
Hybrid Map



Terrain Map



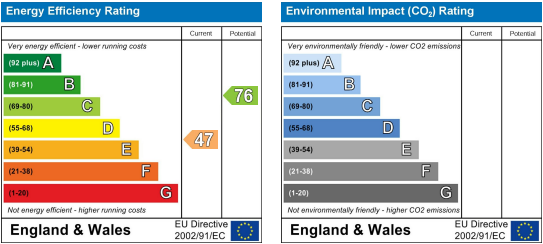
Floor Plan



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.