

# HUNTERS®

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## Caistor Avenue

Scunthorpe, DN16 3QN

Offers In The Region Of £250,000



Council Tax: A



# 77 Caistor Avenue

Scunthorpe, DN16 3QN

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## Front

Attractive front of the home, with a grassed area, sitting adjacent to the driveway, which offers off road parking.

## Garden

Garden to the rear, which is predominantly laid to lawn, with a decked seating area.

## Lounge / Diner

11'2" x 23'0" (3.41m x 7.03m)

Generously sized lounge / diner, with sliding doors leading through to the conservatory.

## Kitchen

7'11" x 12'10" (2.42m x 3.93m)

Modern, fitted kitchen with ample wall and floor units for storage. The kitchen also benefits from an integral double oven, hob, extractor fan, dishwasher and microwave.

## Utility Room

6'9" x 9'9" (2.07m x 2.99m)

Handy utility room, with an external door leading to the garden.

## Conservatory

8'2" x 12'8" (2.50m x 3.88m)

Handy conservatory to the rear, with double doors accessing the garden.

## Ground Floor Bedroom

6'9" x 13'4" (2.06m x 4.07m)

Ground floor bedroom, which could be used as a games room or play room if required.

## Bedroom 1

10'3" x 12'11" (3.14m x 3.94m)

Double bedroom to the front aspect of the home.

## Bedroom 2

10'4" x 11'1" (3.15m x 3.38m)

Double bedroom to the rear aspect of the property.

## Bedroom 3

6'11" x 9'7" (2.12m x 2.94m)

## Bedroom 4

6'10" x 10'0" (2.09m x 3.06m)

## Bedroom 5

6'9" x 11'11" (2.07m x 3.64m)

## Bathroom

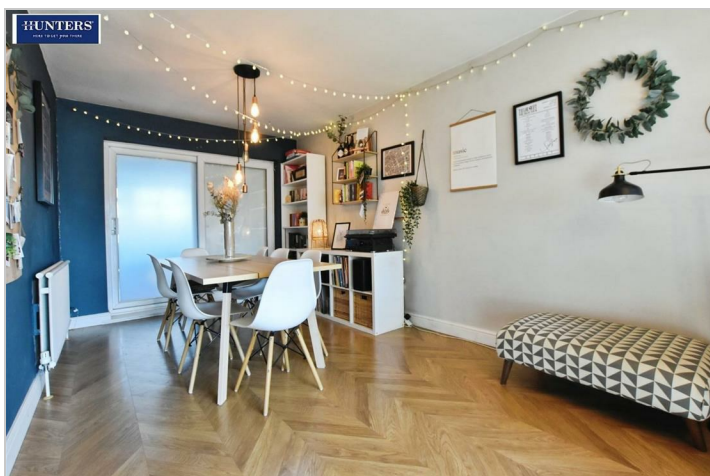
6'11" x 12'10" (2.11m x 3.93m)

Beautifully presented, modern family bathroom, with neutral suite comprising a free standing bath and walk in corner shower, with feature archway.

## Converted Loft Room



This deceptively spacious family home, which is well presented throughout, briefly comprises; a generous lounge / diner, modern, fitted kitchen, utility room, wc conservatory and ground floor bedroom. To the first floor there are five bedrooms and a modern family bathroom - with further steps leading to a converted attic space. To the front of the home there is a driveway - allowing for off road parking. To the rear of the property there is an enclosed garden, which is predominantly laid to lawn, with a decked seating area. In addition to this the home benefits from a gas central heating system and double glazing. This well presented property - which would be ideal for a growing family - is located close to local schools, amenities and bus routes. Nearby there is Ashby, offering a variety of shops and services - and also the picturesque Bottesford Beck - great for family walks. Viewing recommended!



Road Map



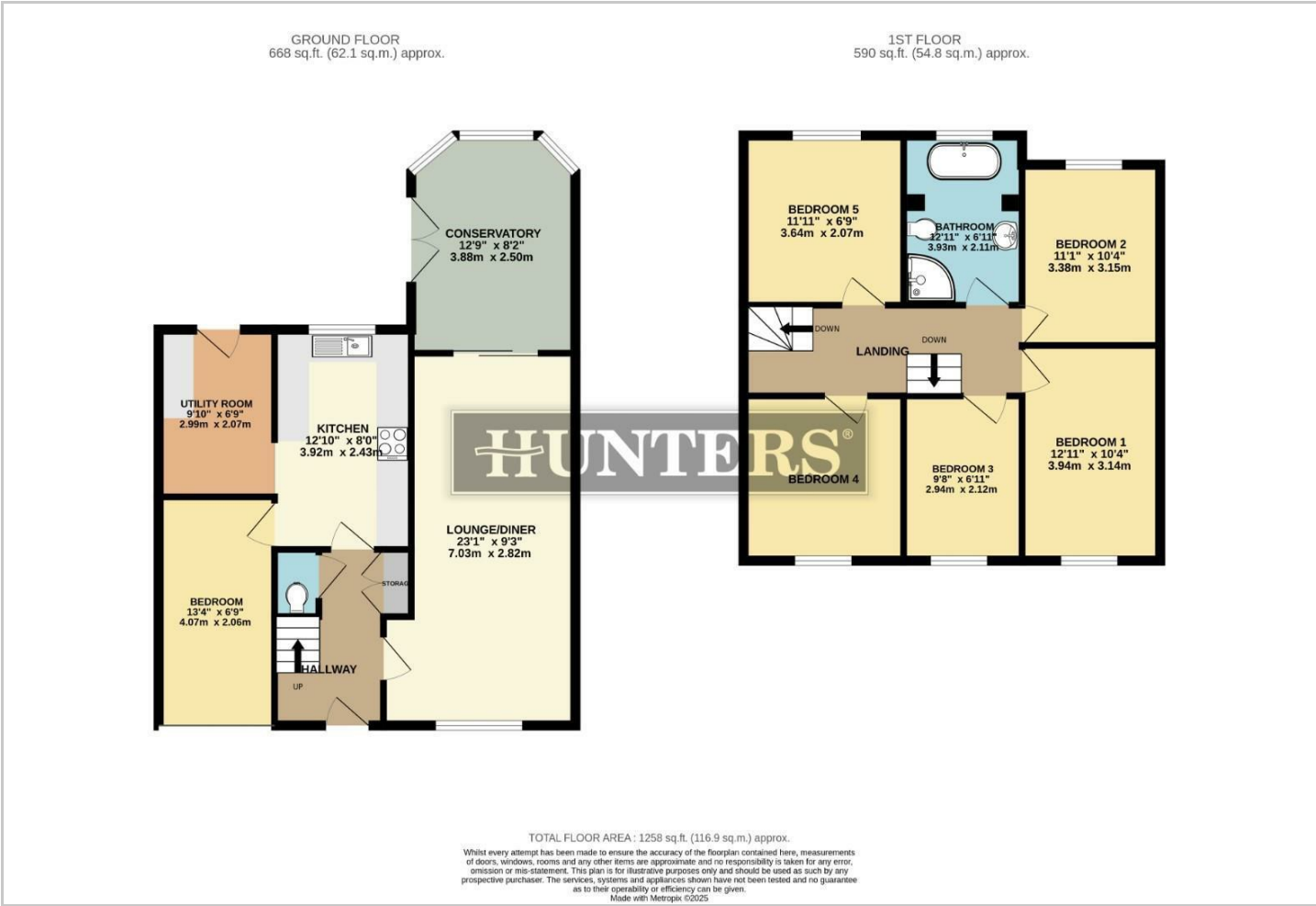
Hybrid Map



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.