

# HUNTERS<sup>®</sup>

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## Ross Lane

Winterton, Scunthorpe, DN15 9UD

Offers In The Region Of £280,000



Council Tax: D





# 4 Ross Lane

Winterton, Scunthorpe, DN15 9UD

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## Front

Attractive front to the home, with a driveway with off road parking for several vehicles, leading to the integral garage, which benefits from electrics.

## Garden

Good sized garden, which is predominantly laid to lawn, with a covered patio seating area. The garden benefits from mature shrubs and hedging - offering a degree of privacy to the area.

## Lounge / Diner

11'10" x 14'7" (max) (3.62m x 4.45m (max))

Neutrally decorated, generously sized lounge / diner to the front aspect of the property.

## Kitchen / Diner

20'7" x 9'10" (6.28m x 3.02m)

Modern and generously sized kitchen / diner to the rear of the property, which has ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob, extractor fan and dishwasher and has a door accessing the handy utility area.

## Utility Area

10'4" x 6'0" (3.16m x 1.83m)

Utility room, with plumbing for white goods.

## Conservatory

9'2" x 11'7" (2.81m x 3.54m)

Bright and spacious conservatory to the rear of the property, with double doors accessing the garden.

## Ground Floor wc

## Master Bedroom

20'4" x 12'7" (6.20m x 3.84m)

Neutrally decorated, generously sized bedroom to the front aspect of the property, which benefits from ample fitted storage and an en-suite shower room.

## En-Suite

8'1" x 5'4" (2.48m x 1.65m)

Fully tiled en-suite to the master - with a neutral white suite and walk in shower.

## Bedroom 2

9'8" x 11'10" (2.96m x 3.63m)

Neutrally decorated double bedroom to the front of the home.

## Bedroom 3

10'8" x 11'5" (3.26m x 3.48m)

Double bedroom to the rear aspect of the property, benefiting from fitted storage.

## Bedroom 4

12'4" x 12'0" (3.76m x 3.68m)

Spacious fourth bedroom, currently being used as an office.

## Bathroom

8'2" x 5'6" (2.49m x 1.70m)

Family bathroom with neutral white suite.

This attractive and exceptionally sized property - which would be ideal for a growing family - briefly comprises; a good sized lounge / diner, spacious, modern kitchen / diner, utility room, conservatory and ground floor wc. To the first floor there is a large master bedroom, with fitted storage and an en-suite shower room, with three further double bedrooms and a family bathroom. To the front of the home there is a driveway, with off road parking for several vehicles, leading to the integral garage. To the rear of the property there is a good sized, private garden, which is predominantly laid to lawn, with a covered patio seating area, and mature shrubs and hedges. In addition to this the home benefits from a gas central heating system and double glazing. This well presented property, which is being offered with no onward chain, is located in the small town of Winterton, close to local schools, amenities and bus routes. Within the town there are several individual shops and restaurants - with further amenities in nearby Hull and Scunthorpe. Viewing recommended!



Road Map



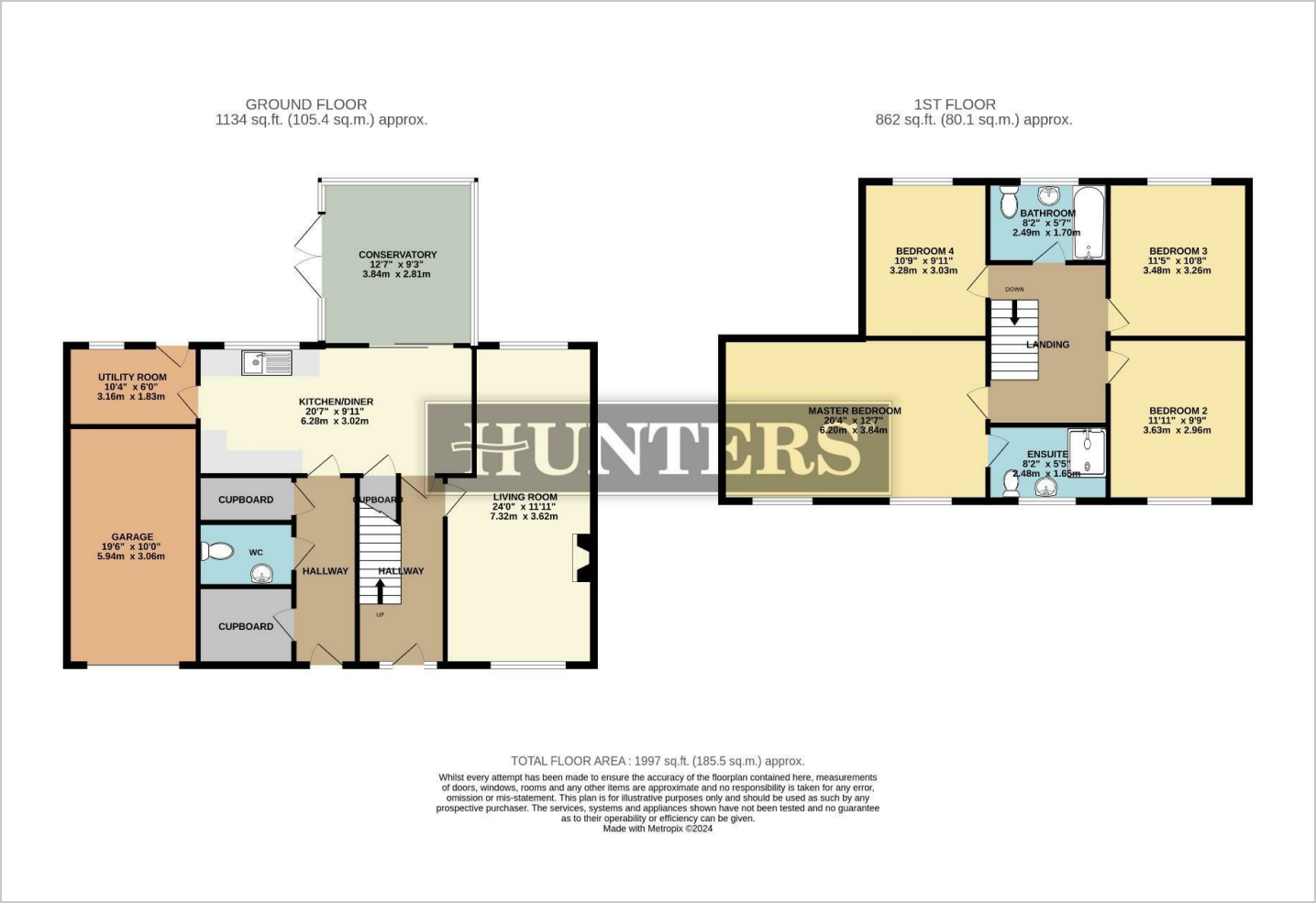
Hybrid Map



Terrain Map



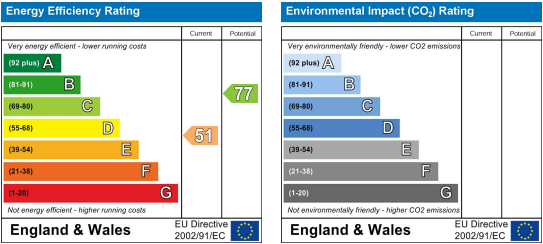
Floor Plan



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.