

# HUNTERS®

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## Sunway Grove

Scunthorpe, DN16 3HY

Offers In The Region Of £170,000



Council Tax: B



# 18 Sunway Grove

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## Front

Front of the home, with a driveway offering off road parking, leading to the garage at the rear.

## Garden

Good sized rear garden, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with fencing and mature hedging - offering a degree of privacy to the area.

## Lounge / Diner

19'6" x 19'4" (max) (5.95m x 5.91m (max))

Generously sized lounge / diner, with large windows to the front, offering ample light into the area.

## Kitchen

10'8" x 11'1" (3.27m x 3.39m)

Fitted kitchen to the rear, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob, extractor fan and pantry.

## Bedroom 1

11'4" 11'8" (3.47m 3.56m)

Neutrally decorated, double bedroom to the front aspect of the home.

## Bedroom 2

7'9" x 11'0" (2.37m x 3.37m)

Double bedroom to the front of the property.

## Bedroom 3

8'5" x 9'5" (2.58m x 2.89m)

## Bathroom

4'11" x 5'5" (1.50m x 1.66m)

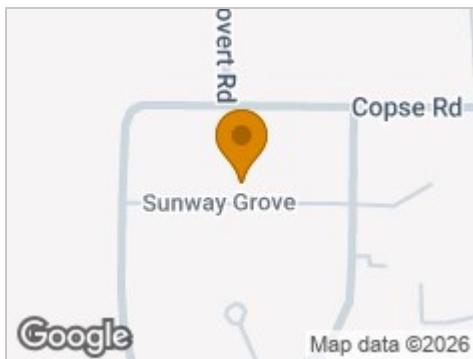
Bathroom with walk in corner shower and separate WC.

## Wc

This ideal first time buyer / family home, which is being offered with no onward chain, briefly comprises; a generous lounge / diner, fitted kitchen, three bedrooms and a bathroom. To the front of the home there is a driveway, which allows for off road parking, and leads to the side of the home to the garage. To the rear of the property there is a good sized garden, which is predominantly laid to lawn. In addition to this the home benefits from a gas central heating system, new boiler fitted October 2025 and double glazing. This home, which has great potential, is located centrally, close to popular schools, amenities and bus routes. Also nearby there is Ashby - which offers a variety of shops, restaurants and a weekly market. Viewing advised!



## Road Map



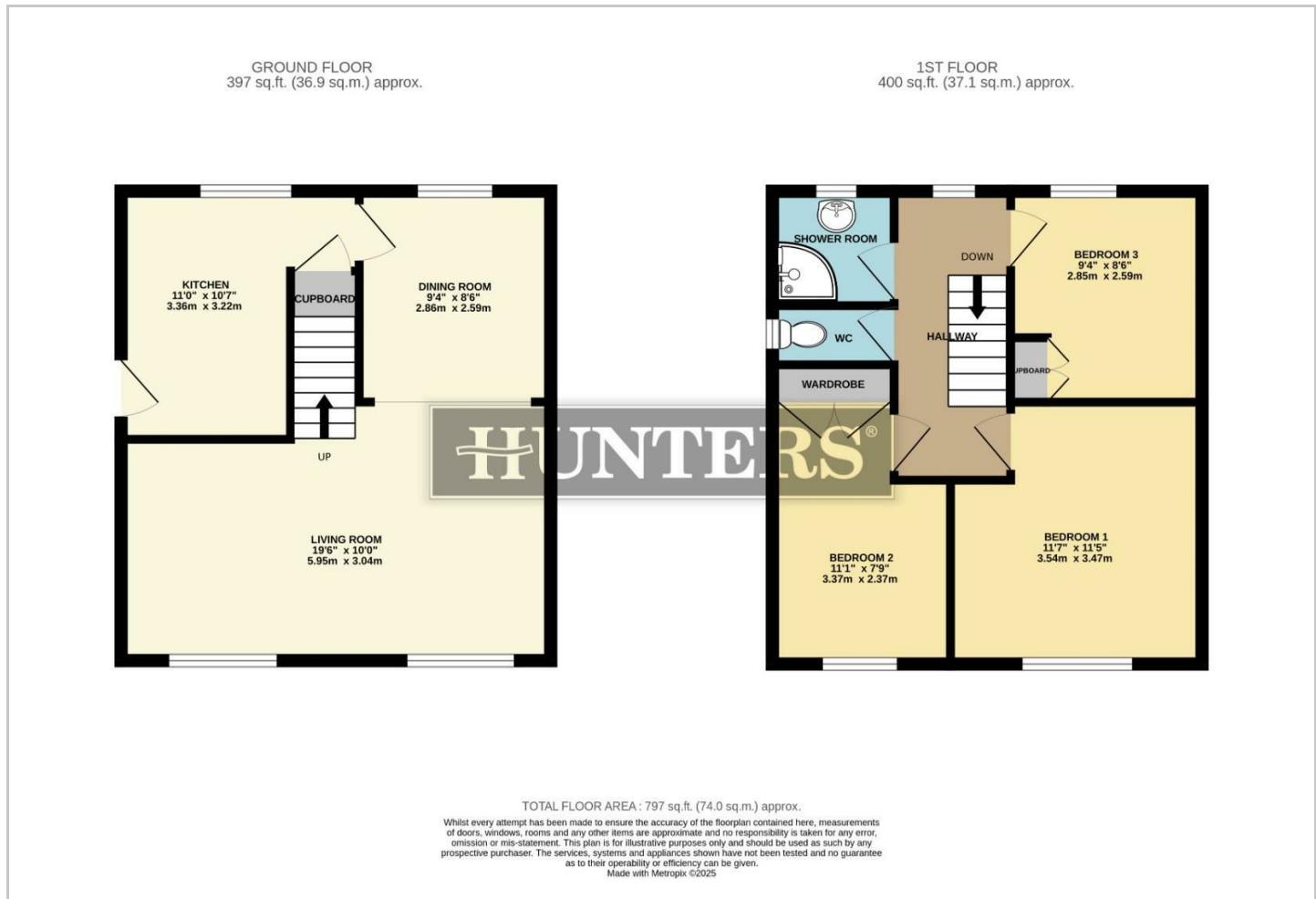
## Hybrid Map



## Terrain Map



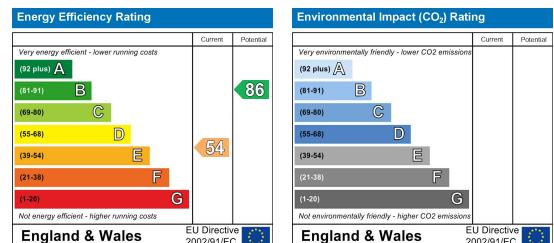
## Floor Plan



## 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.