

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## High Street

Burringham, Scunthorpe, DN17 3LY

Offers In The Region Of £120,000



Council Tax: A





# 58 High Street

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## Front

Front of the home.

Large wc, with skylights, offering light to the area.  
Potential of a third bedroom.

## Garden

Low maintenance rear yard, which offers an enclosed area - surrounded with walls, offering privacy to the area.

## Kitchen / Diner

11'3" x 16'7" (3.44m x 5.06m)

Good sized kitchen / diner to the rear of the home, with ample wall and floor units for storage. There is also an external door leading to the garden.

## Lounge

13'9" x 13'0" (4.20m x 3.98m)

Generous lounge to the front of the property.

## Reception Room

14'8" x 9'1" (4.49m x 2.78m)

Reception room leading from the kitchen.

## Ground Floor Shower Room

11'3" x 16'7" (3.44m x 5.06m)

Fully tiled ground floor shower room, with neutral suite and walk in shower.

## Bedroom 1

14'4" x 13'0" (4.38m x 3.97m)

Neutrally decorated, generously sized bedroom to the front of the home.

## Bedroom 2

9'1" x 11'10" (2.78m x 3.61m)

Double bedroom.

## Wc/ bedroom

5'7" x 12'10" (1.72m x 3.92m)

This ideal first time buyer / investment property, which is being offered with no onward chain, briefly comprises; a generous front lounge, fitted kitchen leading through to a dining area / second reception area, ground floor shower room, two double bedrooms and wc. Externally there is an enclosed, low maintenance rear yard. In addition to this the home benefits from a gas central heating system and double glazing.

This deceptively spacious home is located in the small village of Burringham, close to local amenities and transportation links. Also nearby there is Scunthorpe, offering schools and services. Viewing advised!



Road Map



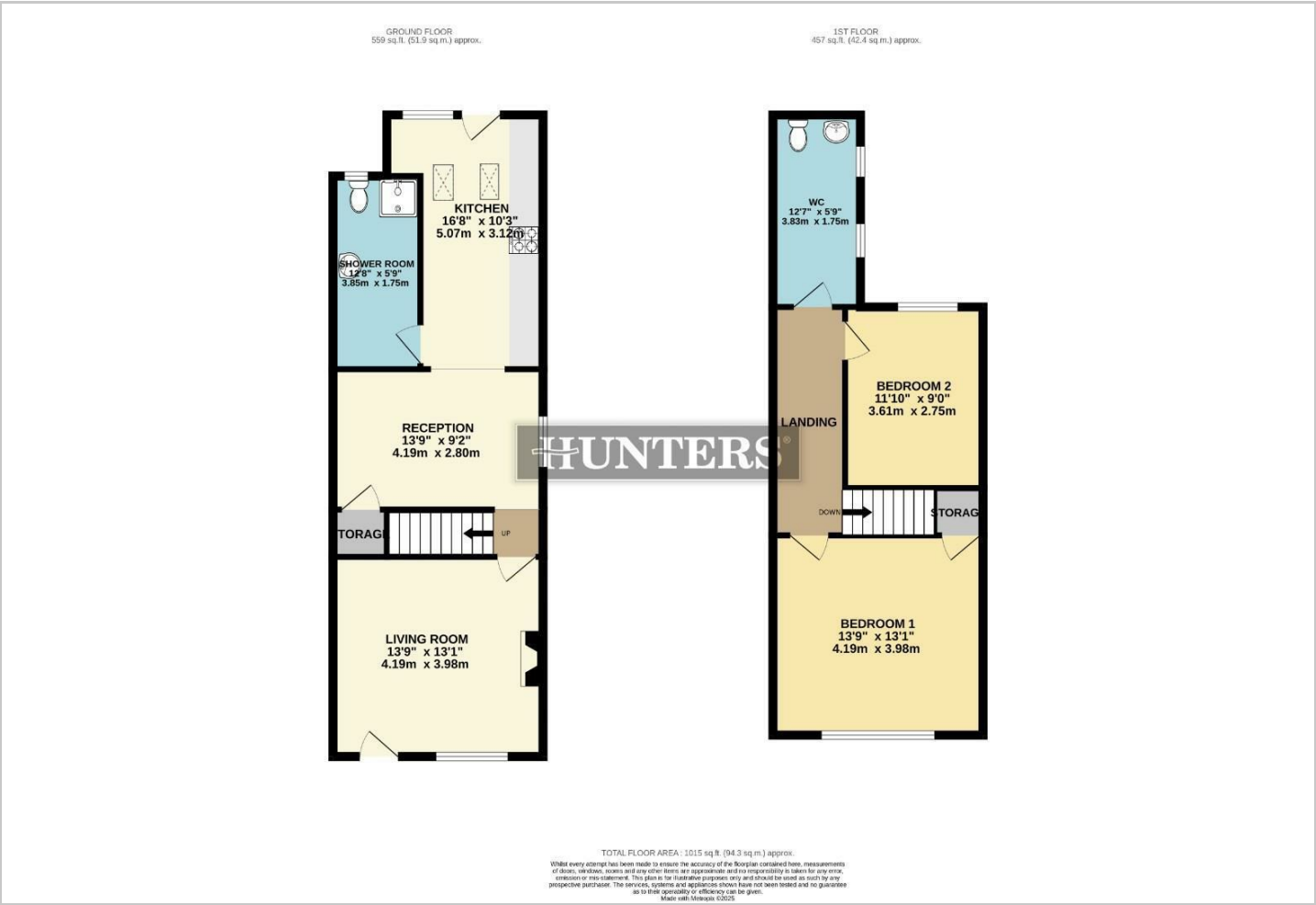
Hybrid Map



Terrain Map



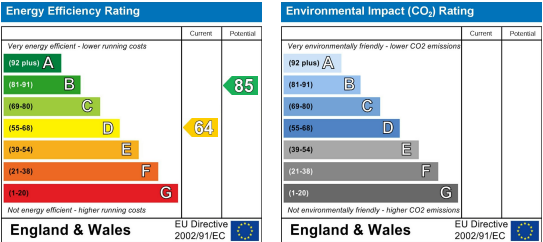
Floor Plan



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.