

# HUNTERS®

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## Burringham Road

Scunthorpe, DN17 2BG

Offers In The Region Of £165,000



Council Tax: A



# 168 Burringham Road

Scunthorpe, DN17 2BG

Offers In The Region Of £165,000



## Front

Front of the home, with a grassed area, sitting adjacent to the driveway, which will offer off road parking for several vehicles.

## Garden

Good sized rear garden, which offers a beautifully presented space, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with mature hedging and shrubs offering a degree of privacy to the area. The garden also houses a large summer house, offering a great space - ideal for working from home or a play room etc.

## Lounge / Diner

11'6" x 23'1" (3.51m x 7.05m)

Generously sized lounge / diner which offers a bright and spacious area, ideal for family gatherings.

## Kitchen

10'4" x 11'5" (3.15m x 3.49m)

Fitted kitchen to the rear of the home, with ample units for storage, with an external door leading to the garden.

## Bedroom 3

6'9" x 8'11" (2.06m x 2.74m)

Handy ground floor bedroom.

## Bathroom

7'9" x 5'1" (2.37m x 1.56m)

Ground floor bathroom, with neutral suite and shower.

## Bedroom 1

12'5" x 13'3" (3.79m x 4.06m)

Generously sized bedroom to the front of the home.

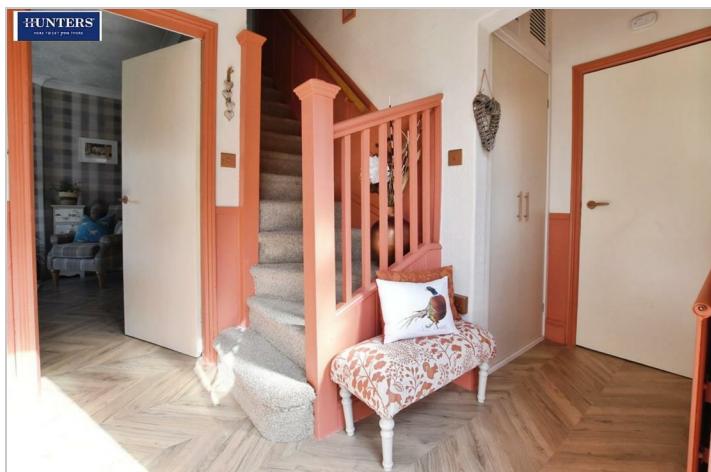
## Bedroom 2

12'5" x 8'9" (3.79m x 2.68m)

Double bedroom with ample fitted storage.

This ideal first time buyer / family home, which is beautifully presented throughout, briefly comprises; a generous lounge / diner, fitted kitchen, ground floor bedroom and two further bedrooms to the first floor. To the front of the home there is a grassed area sitting adjacent to the driveway, offering off road parking. To the rear of the property there is a good sized, well maintained garden which is predominantly laid to lawn, with patio seating area and large summer house - which could be used as an area to work from home and also a handy workshop. In addition to this the home benefits from a gas central heating, double glazing and owned solar panels.

This home is centrally located, close to local schools, amenities and bus routes, viewing advised!



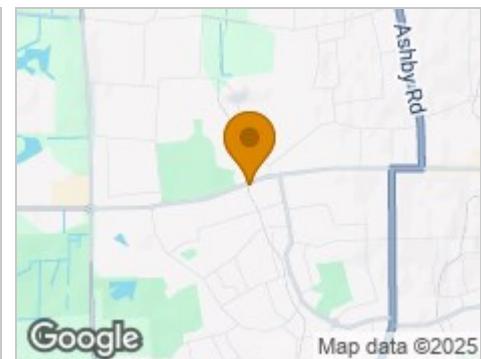
## Road Map



## Hybrid Map



## Terrain Map



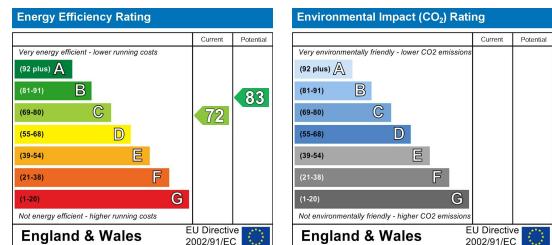
## Floor Plan



## 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.