

HUNTERS®

HERE TO GET *you* THERE



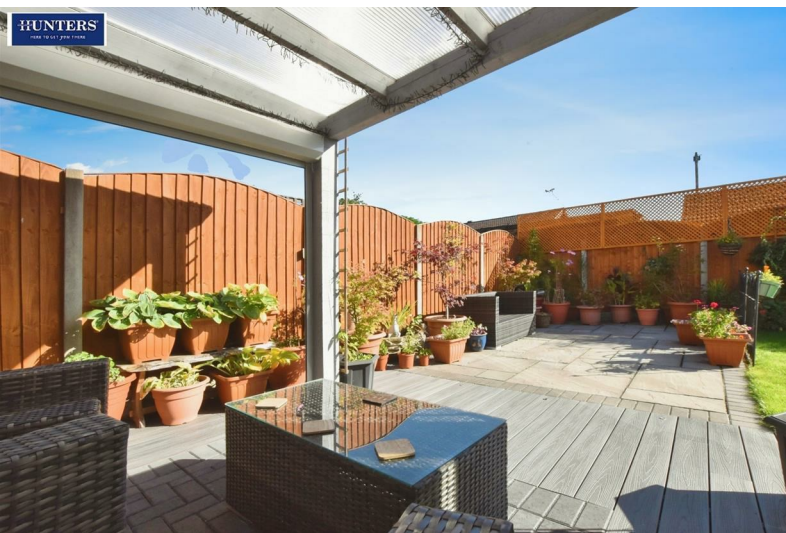
Ellison Avenue

Scunthorpe, DN16 3TD

Offers In The Region Of £270,000



Council Tax: C



7 Ellison Avenue

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Front

Attractive front of the home, with a gated, paved driveway - allowing for ample off-road parking, leading to the integral garage, which benefits from an electric car charging point.

Garden

Beautiful rear garden, which offers a manicured lawn, tiled seating area to relax in the sun, plus a decked undercover pergola space. The garden is surrounded by mature planting and fencing, offering a degree of privacy to the area.

Lounge

11'8" x 13'6" (3.56m x 4.14m)

Neutrally decorated lounge to the front aspect of the property, which has double doors leading through to the open plan kitchen / diner.

Kitchen / Diner

Generously sized modern kitchen with breakfast bar leading to a dining room/sitting area to the rear of the home. The kitchen area benefits from ample wall and floor units for storage, with an integral oven, hob, extractor fan, microwave and dishwasher. This open plan area offers a great space, ideal for family gatherings and entertaining.

Utility Room

Handy utility room to the rear, with a modern ground-floor wc.

Conservatory

Good sized conservatory to the rear of the property.

Bedroom 1

10'4" x 11'5" (3.17m x 3.48m)

Double bedroom to the front aspect of the home.

Bedroom 2

10'5" x 10'7" (3.20m x 3.25m)

Double bedroom to the rear of the home.

Bedroom 3

9'8" x 7'6" (2.97m x 2.31m)

Bathroom

Fully tiled bathroom, which offers a modern, neutral suite, with walk in shower and free standing bath.

This attractive and spacious family home, which is modern and well presented throughout, briefly comprises; front lounge, open plan kitchen/diner, utility room, ground floor wc, conservatory, three bedrooms and a modern family bathroom. To the front of the home, there is a paved driveway, offering ample off-road parking, leading to the integral garage, which offers an electric car charger point. To the rear of the property, there is a well-maintained garden, which is part laid to lawn and part undercover decked gazebo seating area. In addition to this the home benefits from a gas central heating system, double glazing and owned solar panels, with battery storage. This property is located in a desirable area, close to local schools, amenities and bus routes. Also nearby there is the picturesque Bottesford Beck, ideal for families and dog walks. Viewing recommended!



Road Map



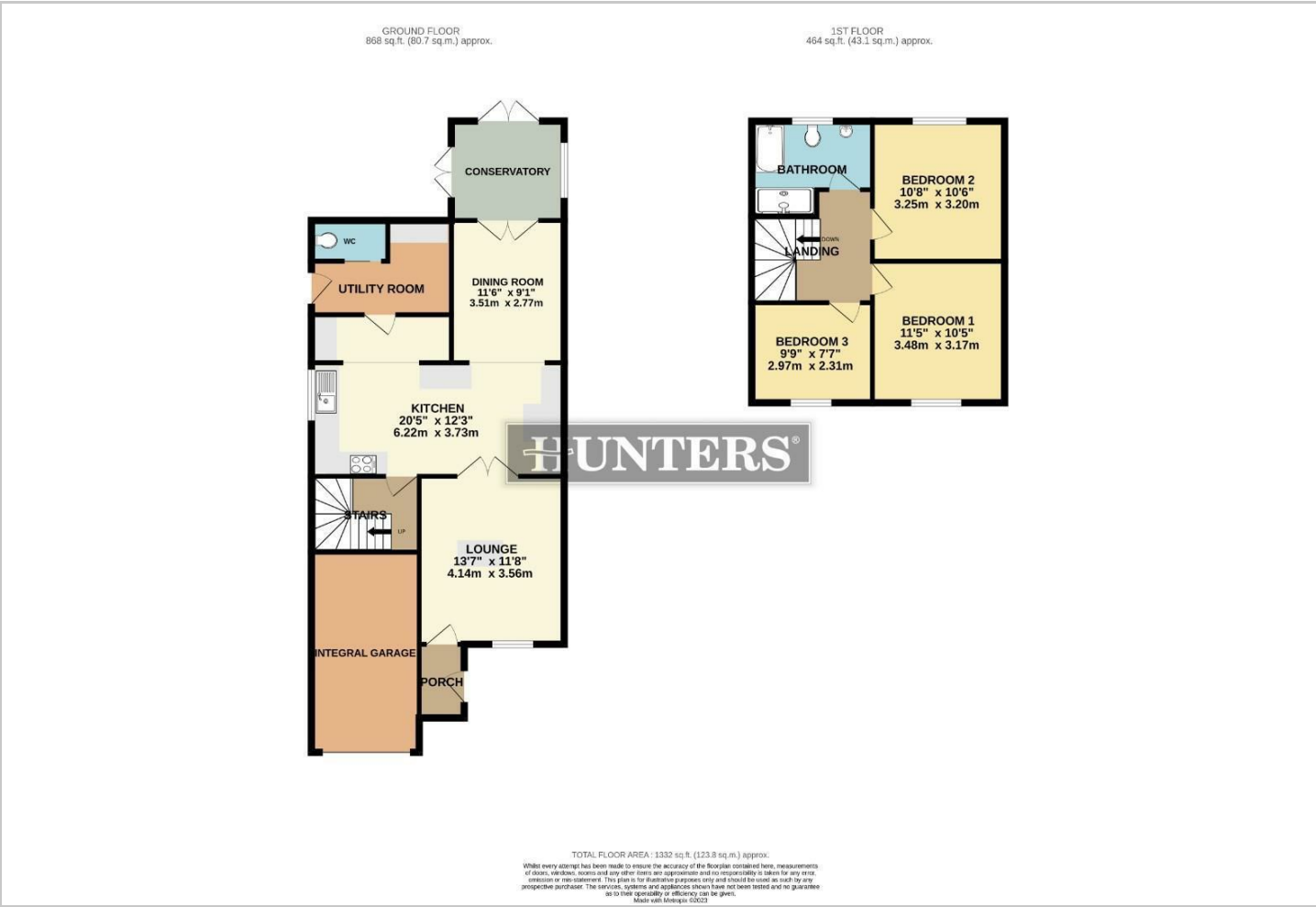
Hybrid Map



Terrain Map



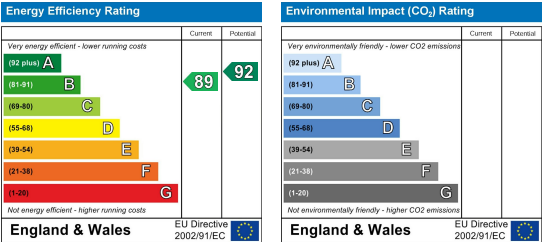
Floor Plan



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.