

# HUNTERS®

HERE TO GET *you* THERE



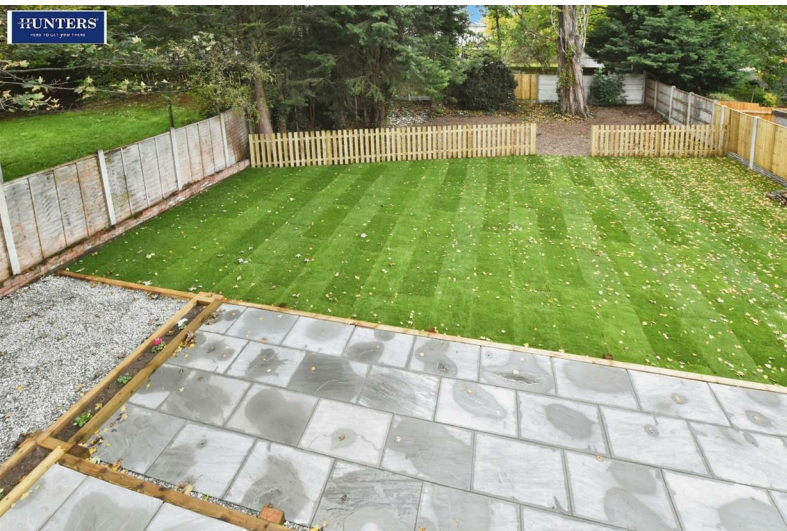
## Burringham Road

Scunthorpe, DN17 2BH

Asking Price £270,000



Council Tax: B





# 268 Burringham Road

Scunthorpe, DN17 2BH

Asking Price £270,000



## Front

Private and beautifully presented front of the home, with mature hedging and a driveway, offering off road parking.

## Garden

Large garden, which is predominantly laid to lawn, with mature shrubs and trees. The garden offers a private, enclosed area.

## Lounge / Diner

Beautifully presented, dual aspect lounge / diner with large bay window, offering ample light into the area.

## Reception Room

Second reception room to the front aspect of the property, offering a great space which could be used as a play room or further bedroom, depending on requirements.

## Kitchen / Breakfast Room

Generous kitchen to the rear of the home, with ample wall and floor units for storage. The modern kitchen also benefits from a breakfast bar and has an external door leading to the garden.

## Bedroom 1

Stunning master bedroom, offering a neutrally decorated, generous double bedroom.

## Bedroom 2

Double bedroom to the rear of the home.

## Bedroom 3

Neutrally decorated, good sized double bedroom to the rear aspect of the property.

## Bedroom 4

Single bedroom to the front aspect of the home.

## Bathroom

Modern, fully tiled bathroom - with neutral suite and fitted storage.

This modern and beautifully presented family home, which is being offered with no onward chain, briefly comprises; a generous lounge / diner, second reception room, fitted kitchen, ground floor wc, four bedrooms and a bathroom. To the front of the home there is a driveway, offering off road parking for several vehicles, and has gated access to the garden. To the rear of the property there is a good sized, private garden, which is surrounded with mature trees and shrubs, and a patio seating area. In addition to this the property has a gas central heating system and double glazing. This individual home, which is recently refurbished and immaculate throughout, is located centrally, close to local schools, amenities and bus routes. Also nearby there is the Ironstone walk, offering a circular walk, encompassing Central park. Viewing advised!



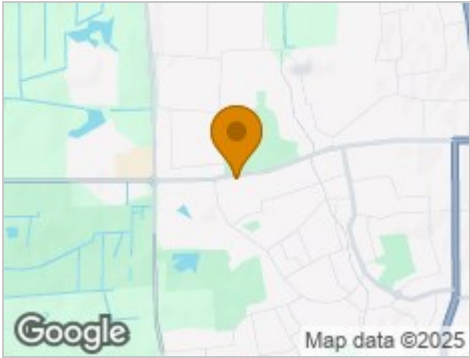
Road Map



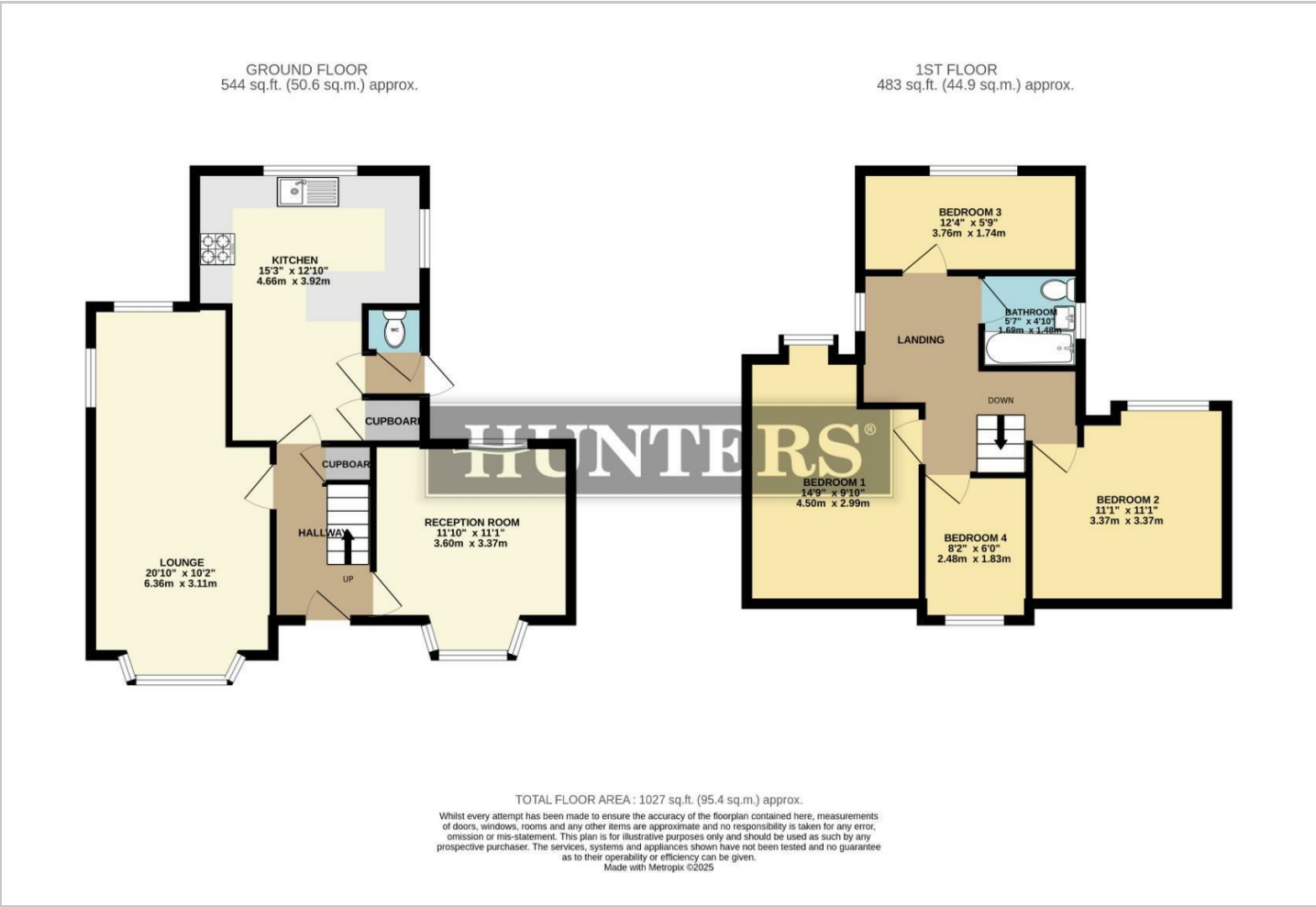
Hybrid Map



Terrain Map



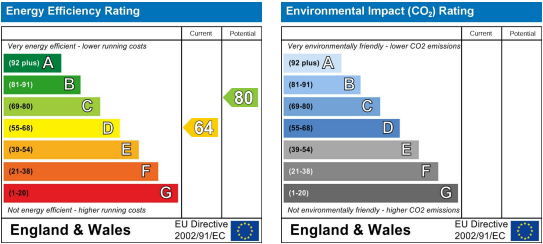
Floor Plan



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.