

HUNTERS[®]

HERE TO GET *you* THERE



Downing Crescent

Scunthorpe, DN16 3LS

Offers In The Region Of £245,000



Council Tax: C



14 Downing Crescent

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ACOMMODATION

Wooden double glazed entrance door with side window leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation with storage cupboard under, radiator, coving to ceiling and doors giving access to:

LOUNGE

14'9" x 12'1" (4.50m x 3.69m)

Wooden double glazed window to the front elevation, radiator, marble fireplace and hearth with wood surround and mantle, inset open fronted gas fire, dado rail and coving to ceiling.

SITTING ROOM

15'1" x 8'9" (4.60m x 2.68m)

Wooden double glazed windows to both the front and side elevation, radiator.

KITCHEN DINER

17'7" x 11'9" (5.38m x 3.59m)

Wooden double glazed windows to both the rear and side elevation and uPVC double glazed entrance door to the rear giving access to the enclosed rear garden. Gloss finished fitted kitchen comprising base, drawer, wall and larder units with complementary work surfaces, tiled splashbacks, inset sink and drainer with mixer tap over, four ring electric hob with extractor over, integrated double oven, fridge freezer, dishwasher and automatic washing machine, wine cooler and television. Inset spotlights to ceiling and coving. Door giving access to:

DINING ROOM

10'3" x 8'11" (3.13m x 2.72m)

Wooden double glazed windows to both the rear and side elevation, radiator and coving to ceiling.

FIRST FLOOR LANDING

Wooden double glazed window to the side elevation, loft access and coving to ceiling. Doors giving access to:

BEDROOM ONE

11'11" x 11'3" (3.65m x 3.44m)

Wooden double glazed window to the front elevation, radiator and coving to ceiling.

BEDROOM TWO

11'10" x 10'11" (3.61m x 3.33m)

Wooden double glazed window to the rear elevation, radiator and coving to ceiling, corner cupboard housing the gas fired central heating boiler.

BEDROOM THREE

6'11" x 6'11" (2.13m x 2.12m)

Wooden double glazed window to the front elevation, radiator and coving to ceiling.

FAMILY BATHROOM

7'3" x 7'1" (2.23m x 2.17m)

Wooden double glazed window to the rear elevation, four piece bathroom suite comprising w.c., pedestal wash hand basin, corner bath and single shower cubicle, tiling to walls, coving to ceiling, radiator.

EXTERNALLY

To the front is a block paved driveway allowing off road parking for multiple vehicles with planted borders leading to the front entrance door and

access to the rear garden. The mature enclosed rear is mainly set to lawn with planted borders, gazebo and wooden shed.

COUNCIL TAX

Through enquiry of the North Lincolnshire Council we have been advised that the property is in Rating Band 'C'

TENURE - FREEHOLD



Road Map



Hybrid Map



Terrain Map



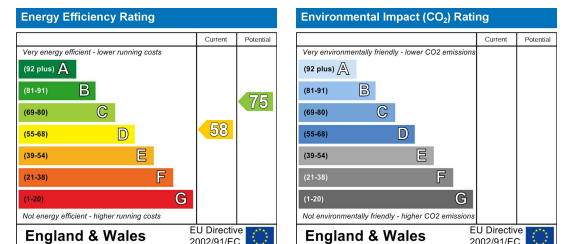
Floor Plan



Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 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.