

# HUNTERS®

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## Collum Gardens

Scunthorpe, DN16 2SY

Offers In The Region Of £185,000



Council Tax: A



# 27 Collum Gardens

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## Front

Front of the home, with a large area, which offers off road parking for several vehicles.

6'10" x 4'11" (2.09m x 1.52m)

Modern bathroom, with neutral white suite - with marble effect mermaid boarding.

## Garden

Good sized garden to the rear of the home which is predominantly laid to lawn with a raised seating area. The garden, which overlooks a field, is surrounded with fencing, offering a degree of privacy to the area.

## Kitchen

14'8" x 8'8" (4.48m x 2.65m)

Modern and beautifully presented kitchen to the rear of the property, which has ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob and extractor fan - with a door leading to the side of the home.

## Lounge / Diner

19'4" x 24'1" (5.90m x 7.35m)

Neutrally decorated, generously sized lounge / diner offering a great open plan space, ideal for family gatherings and entertaining.

## Bedroom 1

10'11" x 13'6" (3.33m x 4.13m)

Neutrally decorated double bedroom to the rear aspect of the home.

## Bedroom 2

11'10" x 10'0" (3.62m x 3.07m)

Double bedroom to the front aspect of the property.

## Bedroom 3

7'11" x 9'11" (2.43m x 3.04m)

Good sized third bedroom to the rear of the home.

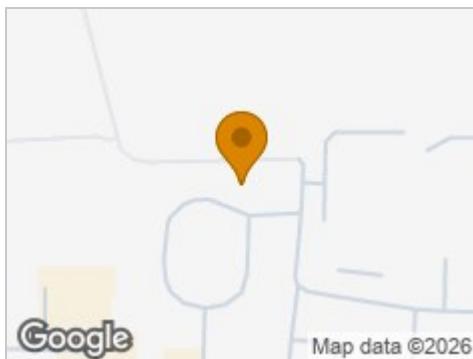
## Bathroom

This immaculate and modern family home, which is deceptively spacious throughout, briefly comprises; a neutrally decorated, generously sized front lounge, a modern fitted kitchen, three good sized bedrooms and a bathroom. To the front of the home there is a large area offering off road parking for several vehicles. To the rear of the property there is a well maintained garden, which part laid to lawn with a raised decked area. In addition to this the home benefits from a gas central heating system and double glazing.

This well-presented property is located centrally, close to local schools, amenities and bus routes. Also nearby there is Ashby, offering a variety of individual shops, restaurants and a weekly market.



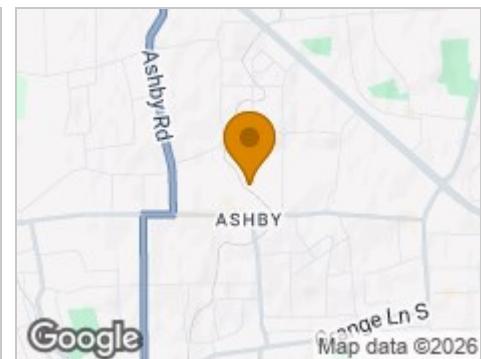
## Road Map



## Hybrid Map



## Terrain Map



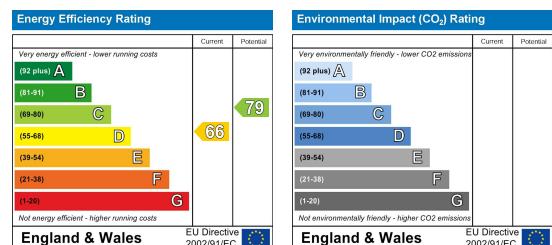
## Floor Plan



## 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.