

# HUNTERS®

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## Ceres Grove

Scunthorpe, DN17 2FL

Offers In The Region Of £160,000



Council Tax: B



# 27 Ceres Grove

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## Front

Attractive front of the home, with a grassed area sitting adjacent to the driveway, offering off road parking.

## Garden

Garden to the rear of the home, which is laid to lawn with a patio seating area. The garden is surrounded with fencing, offering a degree of privacy to the area, with a wooden summer house (included in sale).

## Lounge

14'6" x 14'5" (4.44m x 4.40m)

Generous lounge to the front of the home, with a staircase leading to the first floor.

## Kitchen

14'7" x 9'8" (4.45m x 2.96m)

Modern fitted kitchen to the rear of the property, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob and extractor fan. with double doors leading to the garden.

## Bedroom 1

8'2" x 12'9" (2.51m x 3.91m)

Neutrally decorated double bedroom to the front of the home.

## Bedroom 2

8'2" x 11'3" (2.50m x 3.43m)

Double bedroom to the rear of the home.

## Bedroom 3

6'1" x 8'1" (1.86m x 2.48m)

## Bathroom

6'2" x 6'1" (1.88m x 1.86m)

Bathroom with neutral suite.

## Ground Floor wc

This ideal first time buyers / family home, which is well presented throughout, briefly comprises; a generous front lounge, modern fitted kitchen / diner, ground floor wc, three bedrooms and a bathroom. Externally there is a driveway, for off road parking, and an enclosed garden, which is predominantly laid to lawn, with patio seating area. In addition to this the home benefits from a gas central heating system and double glazing.

This property is located centrally, close to local schools, amenities and bus routes. Also nearby there is Ashby High Street, offering a variety of shops and services. Viewing recommended!



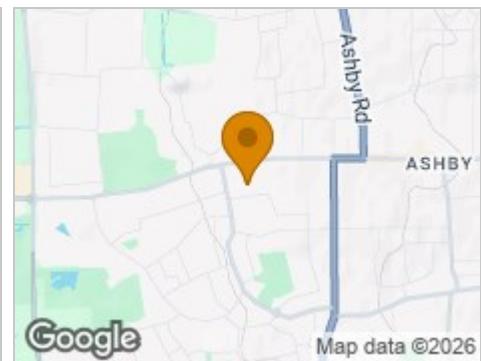
## Road Map



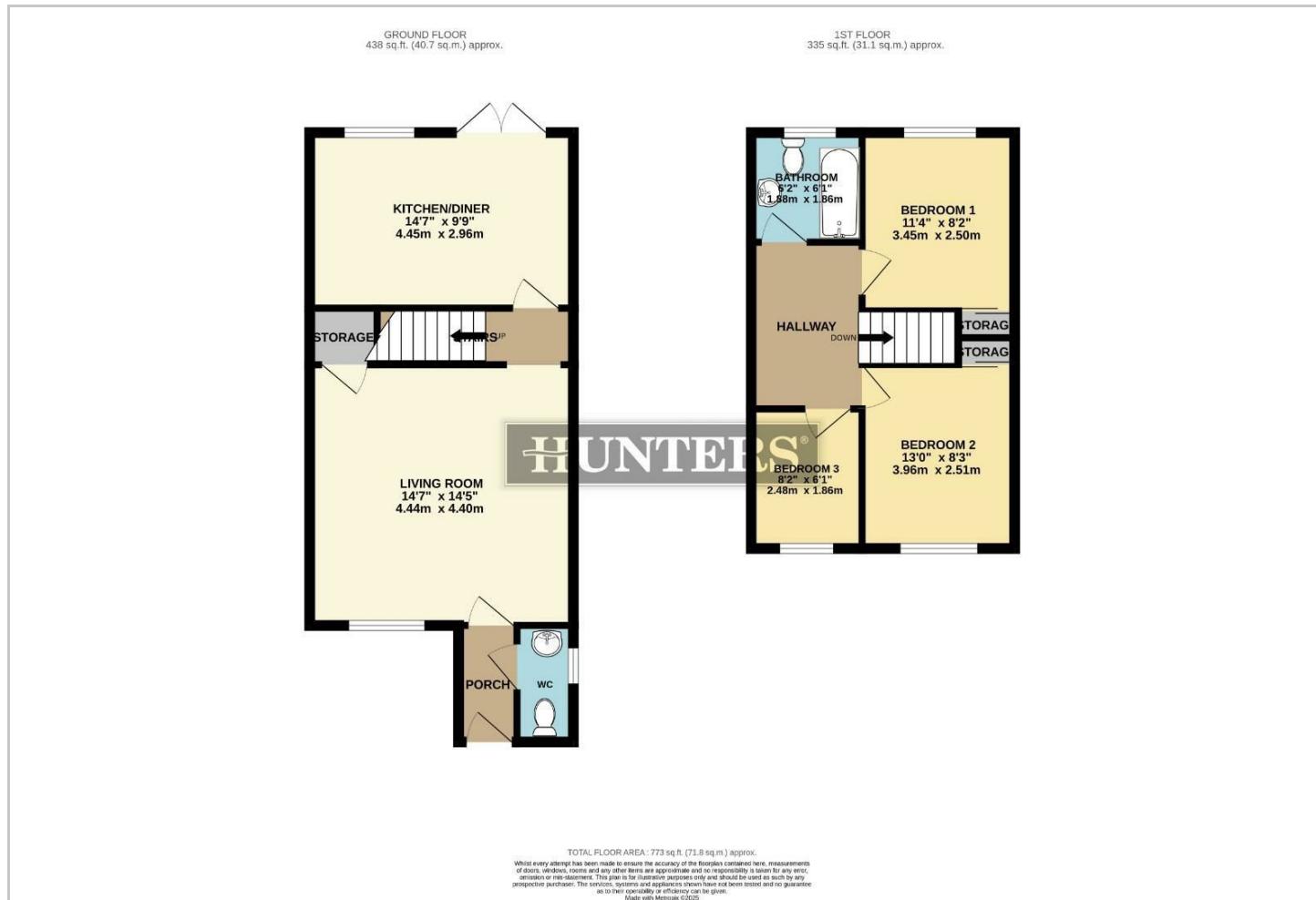
## Hybrid Map



## Terrain Map



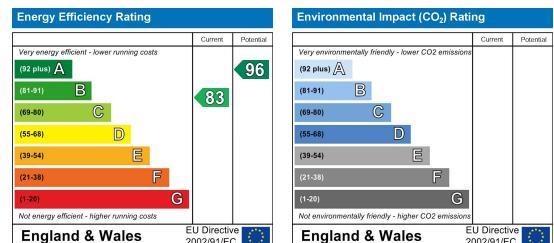
## Floor Plan



## 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.