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Emmanuel Drive

Scunthorpe, DN16 3PE

Offers In The Region Of £270,000

3 | 1 | 3 | C

Council Tax: C





16 Emmanuel Drive

Scunthorpe, DN16 3PE

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Front
Attractive front of the home situated on a corner plot. The front garden is mainly laid to lawn with a path leading to the front door. There is a driveway to the front of the home, allowing for ample off-road parking, leading to the garage, which benefits from an electric garage door.

Garden
Gardens to the side and rear of the home - which is on a split level, predominantly laid to lawn, and benefits from a patio seating area. The garden is surrounded by fencing, offering a degree of privacy to the rear and side.

Living Room
12'2" x 11'5" (3.71m x 3.49m)
This neutral room offers a large bay window. The room features a neutral carpet and white walls, complemented by a black fireplace.

Dining Room
12'2" x 10'3" (3.71m x 3.12m)
The dining room features a large front-facing window overlooking the garden. This room could be utilized as a potential 4th bedroom if required.

Reception Room 2
14'6" x 12'10" (4.42m x 3.90m)
Reception Room 2 is a spacious, bright room leading from the kitchen to the rear of the home with new carpets and French doors providing access to the rear garden. The room's shape and size make it versatile for various uses, whether for dining or relaxing.

Kitchen
13'11" x 11'8" (4.24m x 3.56m)
The kitchen is a well-appointed space including built-in appliances such as a double oven and gas hob, alongside a washing machine and space for a fridge freezer. The adjoining door provides direct access outside.

w/c

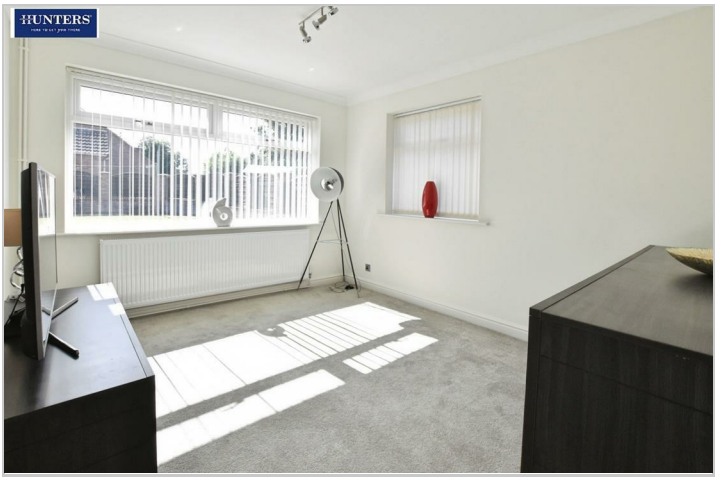
Bathroom
7'4" x 6'10" (2.23m x 2.08m)
This bathroom has a clean and modern design. It features a white bath, pedestal sink, and close-coupled toilet, with a window allowing natural light. Additionally, there is a separate shower enclosure.

Bedroom 1
11'11" x 10'11" (3.62m x 3.32m)
Bedroom 1 is a spacious and bright room to the front of the home with new carpets.

Bedroom 2
11'7" x 11'5" (3.54m x 3.48m)
Bedroom 2 features built-in wardrobes with cream doors, new carpets, and a large window providing generous natural light.

Bedroom 3
8'4" x 6'11" (2.53m x 2.11m)
Bedroom 3 to the front of the home benefits from a room with built-in storage. It has new carpets and is painted in neutral shades.

This attractive family home, which is ready to move straight into, briefly comprises: a modern fitted kitchen, 3 reception rooms (one could be used as a further 4th bedroom if required), w/c, three bedrooms, and a family bathroom. Externally, the home is built upon a substantial corner plot with wrap-around gardens, sitting adjacent to the driveway, which offers off-road parking and a garage with an electric door. To the rear of the property, there is an enclosed split-level garden, which is predominantly laid to lawn, with patio seating areas. In addition to this, the home benefits from newly fitted carpets, a gas central heating system, and double glazing. This spacious family home is located in the popular area of Bottesford, close to popular primary and secondary schools, amenities and bus routes. No onward chain. Viewing highly recommended!

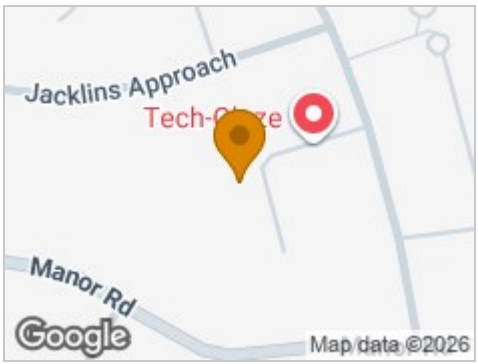








Road Map



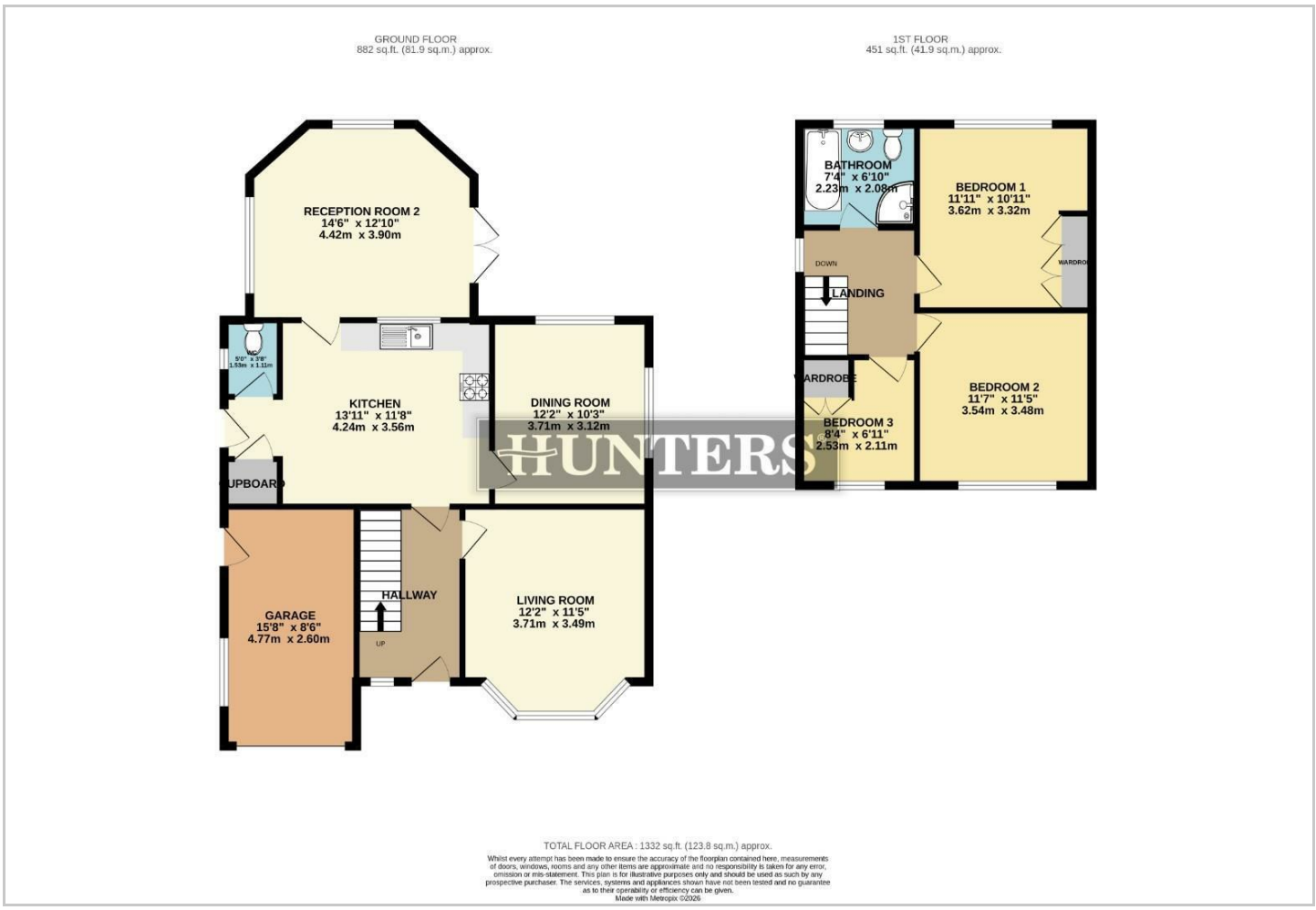
Hybrid Map



Terrain Map



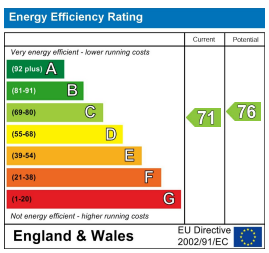
Floor Plan

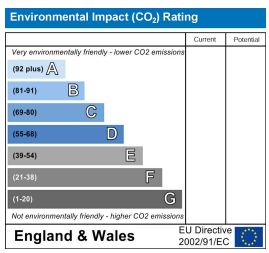


Viewing

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.

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