

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Plover Way

Scunthorpe, DN16 3BF

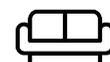
Offers In The Region Of £230,000



3



2



1



Council Tax: C



# 5 Plover Way

Scunthorpe, DN16 3BF

Offers In The Region Of £230,000



## Front

Front of the home, with a driveway allowing for off road parking, leading to the garage - which benefits from electrics.

## Hallway

Hallway with high gloss flooring, and a feature under stairs area.

## Lounge

10'11" x 12'11" (3.33m x 3.95m)

Neutrally decorated front lounge, with media wall.

## Kitchen / Diner

17'8" x 9'0" (5.40m x 2.76m)

Modern, fitted kitchen / diner to the rear of the home, with ample wall and floor units for storage. The kitchen also benefits from an integrated microwave, oven, dishwasher and downdraft extractor fan. The kitchen/ diner has patio doors leading to the garden.

## Utility Area

Handy utility area with ample fitted storage.

## Ground Floor wc

## Bedroom 1

11'8" x 10'8" (3.56m x 3.26m)

Double bedroom to the front aspect of the home, which offers a spacious area, which benefits from an en-suite shower room.

## En-Suite

5'9" x 5'8" (1.76m x 1.74m)

En-suite to bedroom 1, with neutral suite and walk in shower.

## Bedroom 2

9'4" x 9'3" (2.86m x 2.84m)

Double bedroom to the rear of the home.

## Bedroom 3

8'1" x 9'4" (2.47m x 2.87m)

Neutrally decorated third bedroom.

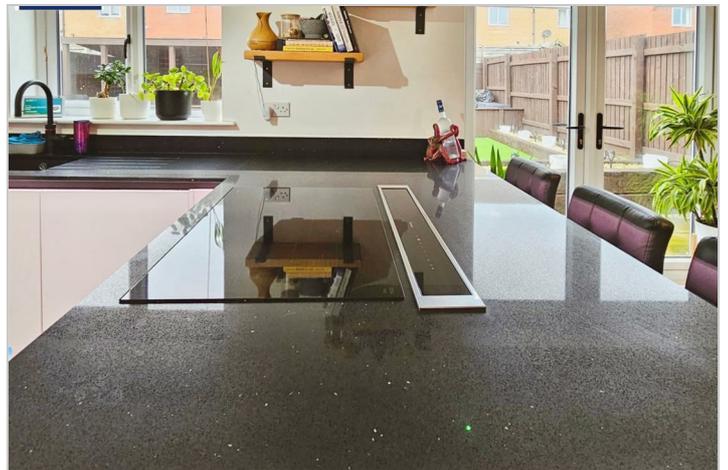
## Bathroom

5'4" x 6'9" (1.65m x 2.06m)

Bathroom with neutral white suite.

This beautifully presented family home, which is spacious throughout, briefly comprises a neutral front lounge, modern fitted kitchen / diner, utility room and ground floor wc. To the first floor there are three good sized bedrooms, the master of which has an en-suite shower room, and a family bathroom. To the front of the home there is a driveway - benefiting from off road parking, leading to the garage, which has electrics. To the rear of the property there is an enclosed garden, with covered 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 transportation links. Also nearby there is the lakeside retail park and nature reserve. Viewing recommended!



## Road Map



## Hybrid Map



## Terrain Map



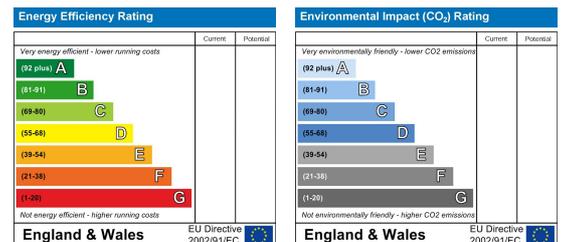
## Floor Plan



## 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.