

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Burringham Road

Scunthorpe, DN17 2BG

Offers In The Region Of £160,000



Council Tax: A



# 210 Burringham Road

Scunthorpe, DN17 2BG

Offers In The Region Of £160,000



## Front

Front of the home, which is set a bit back from the road, with a grassed area, sitting adjacent to the driveway - which offers ample off road parking.

## Garden

Well maintained and private garden, which is predominantly laid to lawn, with a patio seating area.

## Kitchen

11'2" x 10'4" (3.41m x 3.17m)

Fitted kitchen to the rear aspect of the home. The kitchen benefits from ample wall and floor units for storage, and also benefits from an integral oven, hob and extractor fan. The kitchen leads through double doors to the second reception room - which is currently used as a dining area.

## Reception Room

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

Second reception room, currently used as a dining room, with double doors accessing the kitchen.

## Conservatory

9'11" x 10'1" (3.03m x 3.09m)

Handy conservatory to the rear of the home, which opens out onto the garden.

## Lounge

12'3" x 15'3" (3.75m x 4.65m)

Neutrally decorated, generously sized lounge to the front aspect of the home.

## Bathroom

7'8" x 5'2" (2.35m x 1.58m)

Modern, fully tiled bathroom to the ground floor, with neutral suite.

## Study / Bedroom 4

6'8" x 8'10" (2.05m x 2.70m)

Study to the front of the home, which could also be used as a ground floor bedroom if required.

## Bedroom 1

12'2" x 13'2" (3.71m x 4.03m)

Double bedroom to the first floor - with ample fitted storage.

## Bedroom 2

10'7" x 9'10" (3.25m x 3.02m)

Double bedroom to the rear aspect of the home.

## Bedroom 3

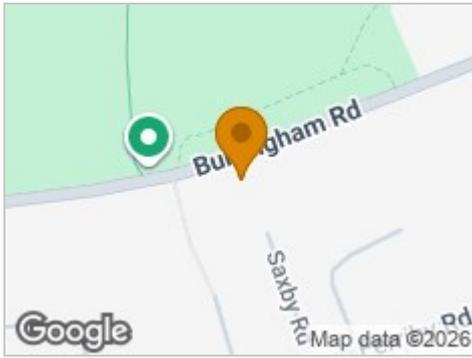
Third bedroom to the first floor of the home.

This well presented and deceptively spacious home, which is ideal for first time buyers and families alike - briefly comprises; a generous front lounge, fitted kitchen, with double doors leading to the dining room, conservatory, modern ground floor bathroom and a study / further bedroom. To the first floor there are three bedrooms. To the front of the home there is a grassed area, sitting adjacent to the driveway, which offers off road parking for several vehicles. To the rear of the property there is a well maintained garden, which is predominantly laid to lawn, with decked and patio seating areas. In addition to this the home benefits from a gas central heating system and double glazing.

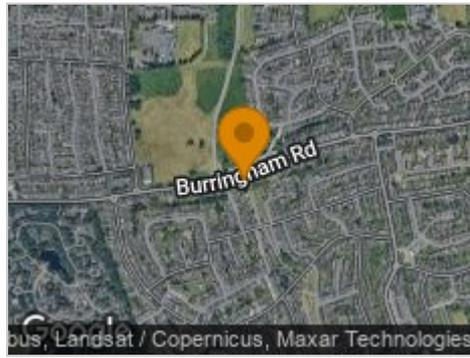
This great family home is located centrally, close to local schools, amenities and bus routes. Nearby there is a large recreational area - ideal for families and dog walks. Viewing advised!



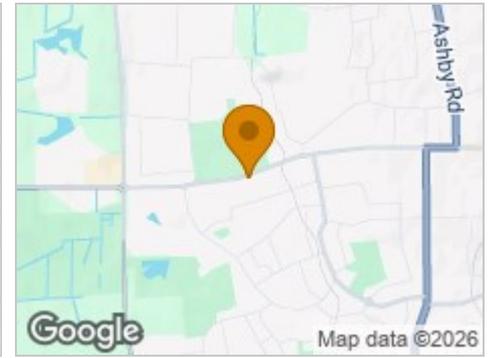
## Road Map



## Hybrid Map



## Terrain Map



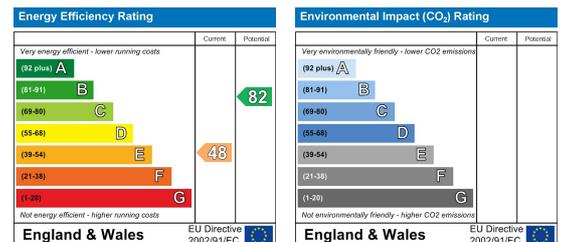
## Floor Plan



## 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.