

# HUNTERS®

HERE TO GET *you* THERE



## Burton Road

Thealby, Scunthorpe, DN15 9AB

Offers In The Region Of £300,000



3



2



2



D

Council Tax: D



# 8 Burton Road

Thealby, Scunthorpe, DN15 9AB

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## Front

Impressive front to the home, with a large grassed area, sitting adjacent to the driveway - which allows for off road parking for several vehicles. The driveway leads to the garage at the rear of the property.

## Garden

Picturesque garden to the rear of the home, which offers a good sized space, which is predominantly laid to lawn, with decked seating area. The garden is surrounded with mature trees and hedging, offering privacy to the area.

## Kitchen

10'5" x 9'11" (3.18m x 3.03m)

Fitted kitchen to the rear aspect of the home, with ample wall and floor units for storage.

## Utility Room

4'11" x 12'2" (1.52m x 3.71m)

## Ground Floor wc

## Lounge

11'3" x 17'11" (3.45m x 5.47m)

Generous, dual aspect lounge, with patio doors leading to the garden.

## Dining Hallway

8'5" x 17'11" (2.57m x 5.47m)

Good sized dining hallway, with a good sized seating area, with wooden staircase leading to the first floor.

## Bedroom 1

11'4" x 11'10" (3.47m x 3.61m)

Generously sized double bedroom to the front aspect of the home, which leads through to the walk in wardrobe and en-suite.

## En-Suite/ Dressing area

## Bedroom 2

8'10" x 10'5" (2.70m x 3.19m)

Double bedroom to the front of the home, benefiting from fitted storage.

## Bedroom 3

8'9" x 9'0" (2.67m x 2.76m)

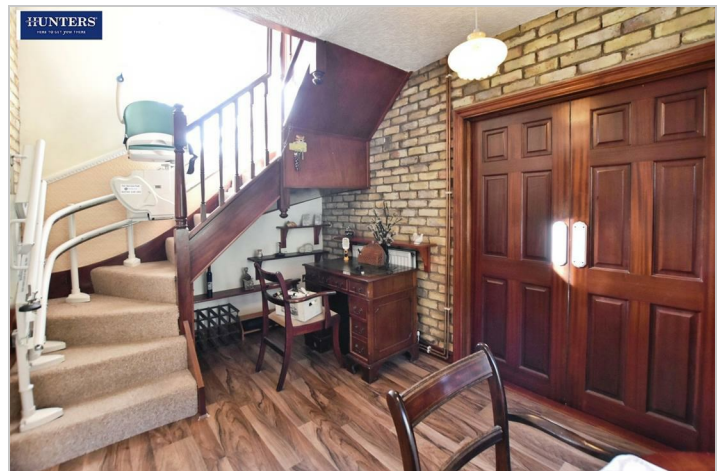
## Bathroom

8'1" x 5'2" (2.48m x 1.58m)

Bathroom, with separate wc - with neutral suite.

This beautifully positioned and spacious family home, which is being offered with no onward chain, briefly comprises; a generous lounge, fitted kitchen, dining hallway, utility room and ground floor wc. To the first floor there are three good sized bedrooms, the master of which has a walk in dressing area and en-suite. The front of the home is set back, with a grassed area, sitting adjacent to the driveway - which leads to the garage. To the rear of the property there is a picturesque and private garden, with a natural border of mature trees and hedging. In addition to this the home benefits from a gas central heating system and double glazing.

This great family home, which is being offered with no onward chain, is located in the small village of Thealby - with countryside walks from the doorstep. Viewing advised!



Road Map



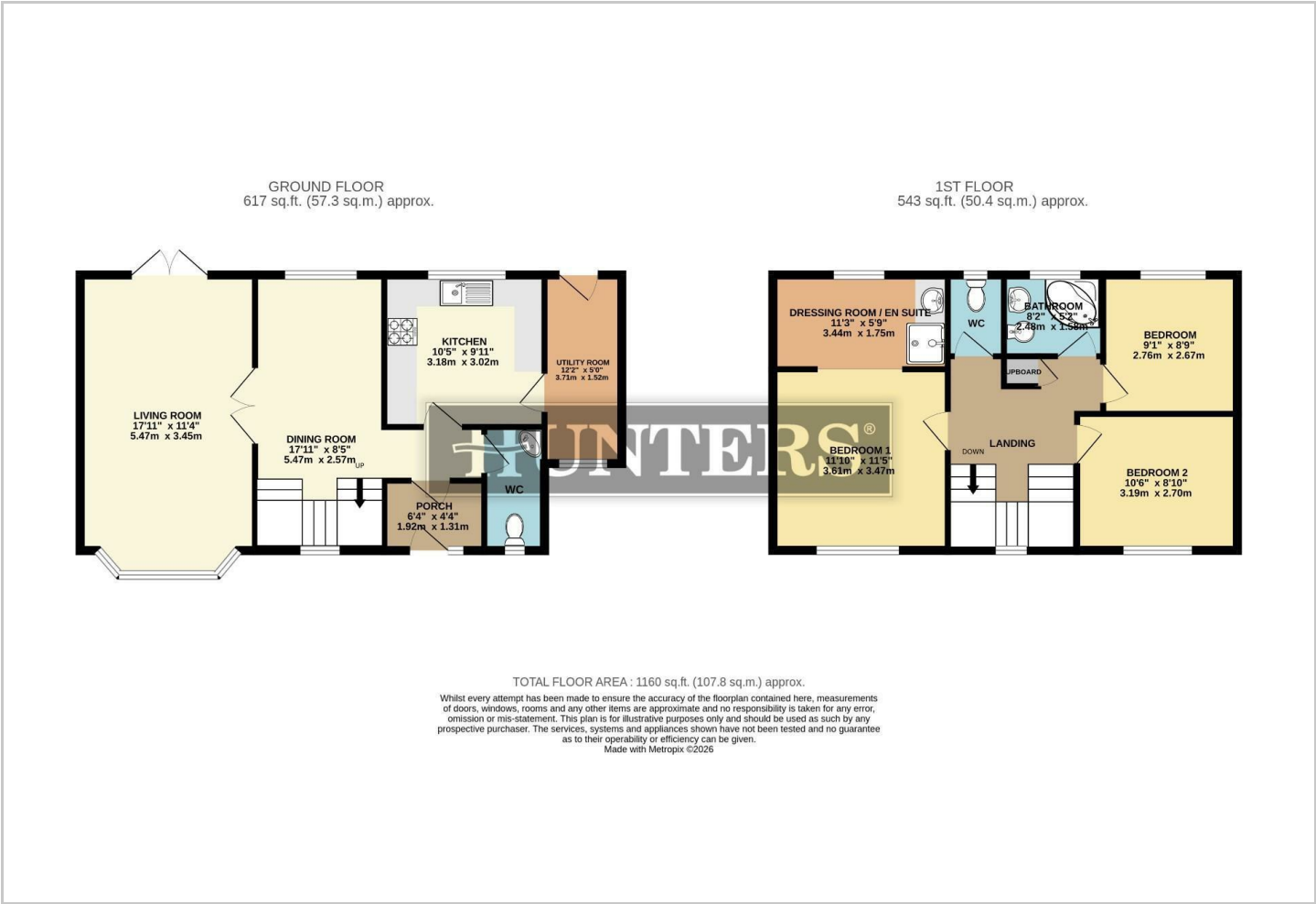
Hybrid Map



Terrain Map



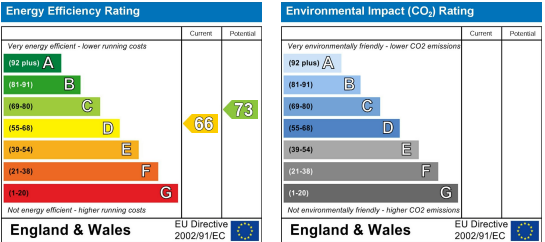
Floor Plan



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.