

# HUNTERS®

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## Burringham Road

Scunthorpe, DN17 2BG

Offers In The Region Of £250,000



Council Tax: A



# 144A Burringham Road

Scunthorpe, DN17 2BG

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## Front

Attractive front of the home, with a block paved driveway, offering ample off road parking.

## Rear Garden

The rear garden is a well-maintained outdoor space featuring a lawn, bordered planting beds and a gravel path. There is a wooden summerhouse providing a sheltered seating area. The garden is enclosed with fencing and offers a private environment for outdoor enjoyment.

## Living Room

19'11" x 11'9" (6.07m x 3.57m)

The spacious living room boasts a large bay window that floods the space with natural light. It features a cosy fireplace with a wood-burning stove set against a textured stone wall, adding warmth and character.

## Dining Room / Reception Room

13'9" x 9'11" (4.18m x 3.03m)

Handy second reception room / dining room to the rear of the property, with an external door leading to the garden.

## Kitchen/Diner

18'4" x 15'11" (5.59m x 4.86m)

The kitchen/diner is a modern, well-equipped space featuring plenty of cabinetry in a muted sage green with dark worktops. A central island with seating offers a casual dining or breakfast bar area. The kitchen includes a large range cooker with an extractor hood, an integrated dishwasher and has windows that provide good natural light.

## Utility Room

12'4" x 5'5" (3.76m x 1.64m)

The utility room offers practical space for laundry and additional storage, with a door leading outside for convenience. Its size makes it an efficient addition to the ground floor layout.

## Bedroom 1

13'11" x 13'1" (4.24m x 4.00m)

Double bedroom to the front aspect of the home, with large window providing plenty of natural light. It benefits from a walk-in wardrobe and an en-suite bathroom.

## En-Suite

Fully tiled, modern en-suite bathroom, with neutral suite.

## Bedroom 2

13'1" x 10'8" (3.98m x 3.25m)

Double bedroom offering a good-sized space with a large window letting in natural light.

## Bedroom 3

13'1" x 9'5" (3.98m x 2.88m)

Double bedroom to the front aspect of the home.

## Bedroom 4

15'6" x 10'11" (4.73m x 3.34m)

Generously sized double bedroom to the ground floor of the property. The bedroom would be ideal for an older child or relative - with en-suite shower room.

## Ensuite (Bedroom 4)

10'11" x 3'5" (3.32m x 1.05m)

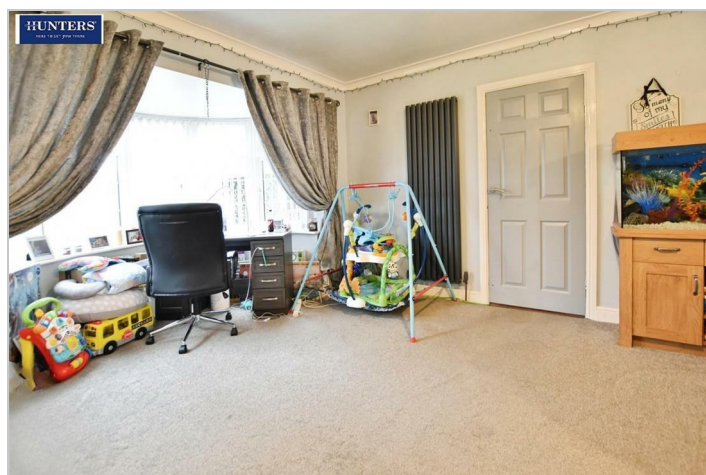
The ensuite bathroom to Bedroom 4 is compact and practical, with a shower, toilet, and basin.

Tel: 01724 700000

## Bathroom

12'4" x 6'0" (3.76m x 1.82m)

The main bathroom is contemporary and spacious with a freestanding bath, a walk-in shower with glass screen, and a modern vanity unit with storage. The walls have a stylish half-tiled effect in black and soft pink, and the flooring is a grey wood-effect tile, combining functionality with a modern look.



Road Map



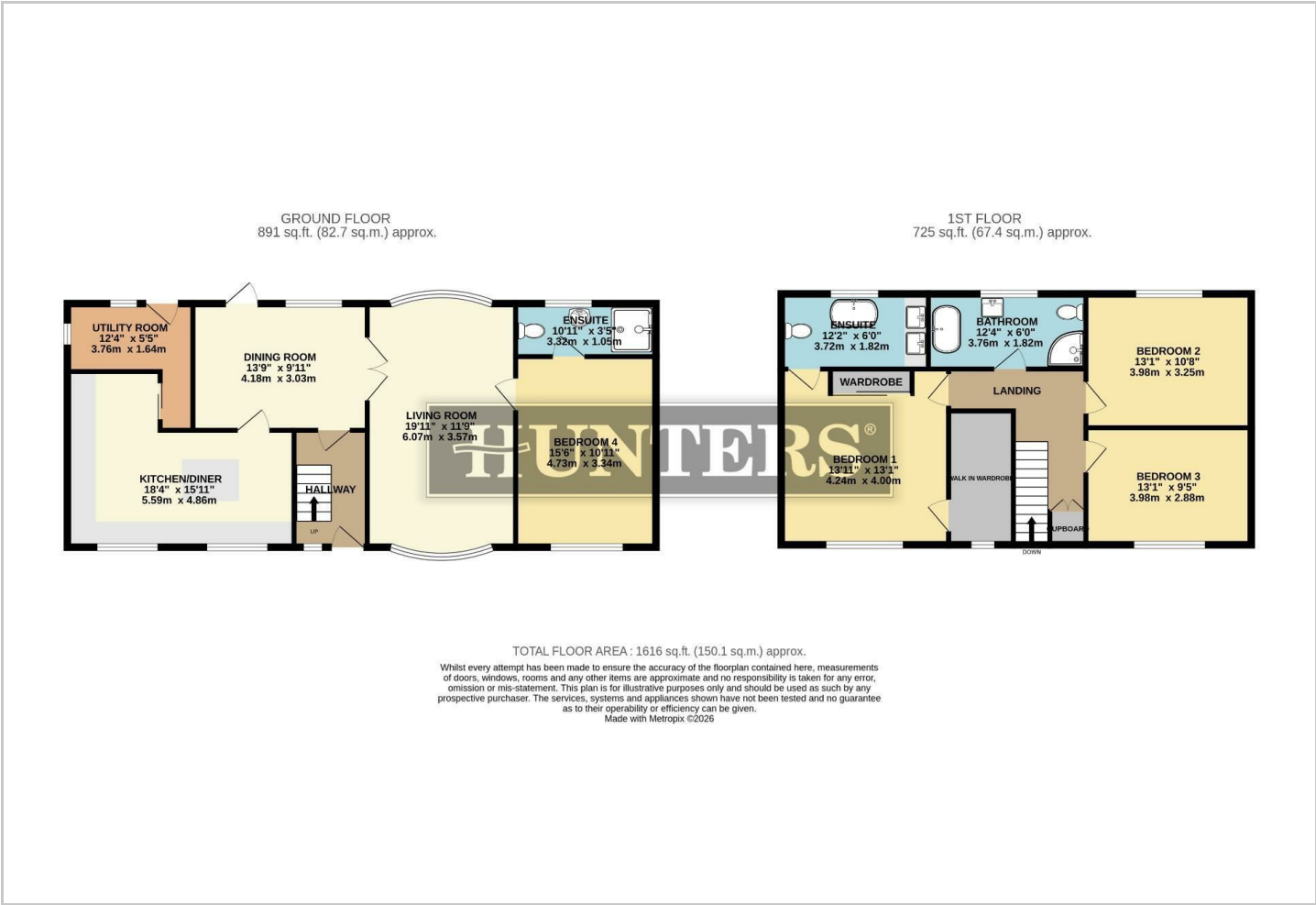
Hybrid Map



Terrain Map



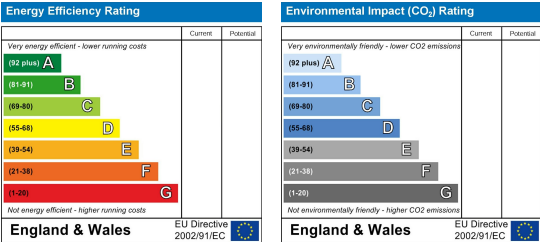
Floor Plan



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.