

# HUNTERS<sup>®</sup>

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## Pintail Close

Scunthorpe, DN16 3UG

Offers In The Region Of £90,000



Council Tax: B



# 30 Pintail Close

Scunthorpe, DN16 3UG

Offers In The Region Of £90,000



## Exterior

### Lounge

14'1" x 12'9" (4.31m x 3.89m)

Neutrally decorated, well presented lounge to the front of the home.

### Kitchen

7'8" x 8'6" (2.35m x 2.61m)

Modern, fitted kitchen to the rear, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob and extractor fan.

### Bedroom 1

9'9" x 14'3" (2.98m x 4.35m)

Neutrally decorated, double bedroom.

### Bedroom 2 / Second Reception Room

8'5" x 10'3" (2.59m x 3.14m)

Further room, which could be used as a bedroom, or sitting area - depending on requirements.

### Bathroom

5'2" x 6'2" (1.60m x 1.90m)

Modern shower room, with neutral suite and walk in shower.

This immaculate ground floor flat - which is deceptively spacious - briefly comprises; a generous lounge, two double bedrooms, a modern fitted kitchen and modern shower room. Externally the home also has an allocated parking spot. In addition to this the property benefits from a gas central heating system and double glazing.

This neutrally decorated apartment is located centrally, close to local schools, amenities and transportation links. Nearby there are the picturesque walks of Bottesford Beck and Ashby Ville Nature reserve - viewing advised!



## Road Map



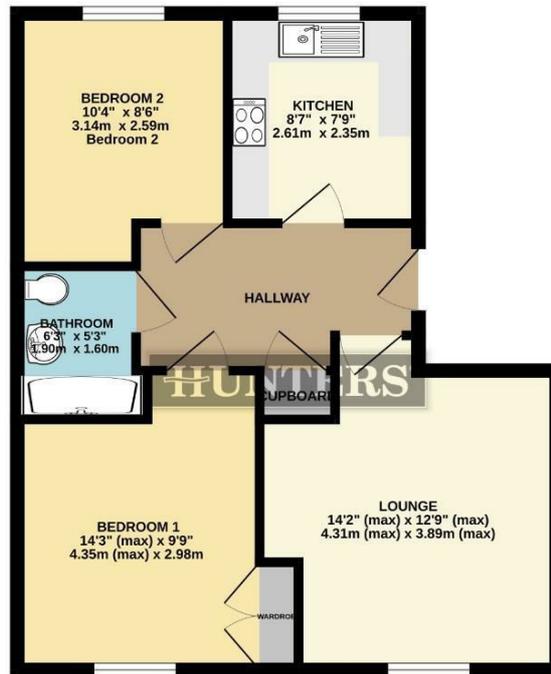
## Hybrid Map



## Terrain Map



## Floor Plan



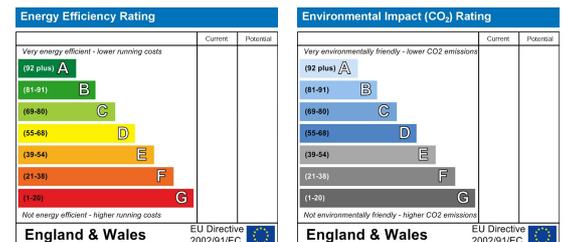
TOTAL FLOOR AREA: 501 sq.ft. (46.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan3D.com

## 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.