

# HUNTERS®

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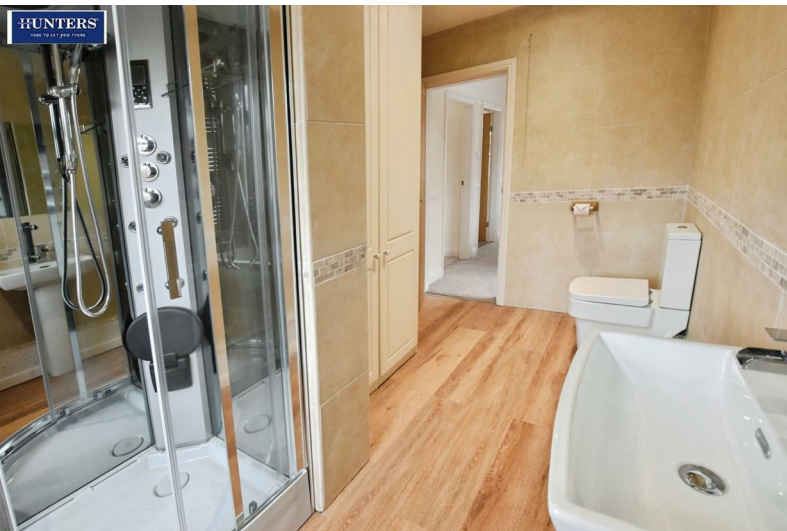
## Newland Avenue

Scunthorpe, DN15 7HQ

Offers In The Region Of £185,000



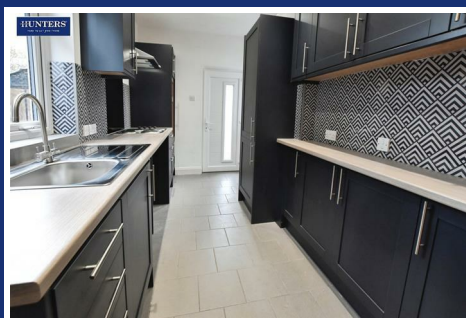
Council Tax: B



# 73 Newland Avenue

Scunthorpe, DN15 7HQ

## Offers In The Region Of £185,000



### Front

Attractive front to the home, with a shared driveway, leading to the two garages at the rear.

### Hallway

A welcoming hallway featuring a stained glass window that fills the space with natural light. The floor is finished with herringbone-patterned flooring that adds warmth and character, while the neutral walls create a bright and airy entrance to the home.

### Kitchen

16'3" x 6'11" (4.95m x 2.10m)

A modern, galley-style kitchen fitted with sleek navy blue cabinetry and light wood worktops, complemented by a geometric patterned backsplash in black and white. The kitchen includes an integrated sink beneath a window looking out to the garden, and a contemporary electric hob with an extractor hood above. The tiled floor is practical and easy to maintain, and a door at the far end provides access to the rear garden.

### Lounge

11'6" x 11'5" (3.51m x 3.49m)

The lounge, which leads through to the dining area, offers a bright and spacious area centred around a traditional white fireplace with an electric fire. A large bay window fills the room with natural light, highlighting the neutral carpeting and cream-coloured walls. This room offers a comfortable and inviting space to relax, with classic charm complemented by modern décor.

### Dining Room

11'5" x 11'5" (3.49m x 3.49m)

A well-proportioned dining room with neutral walls

and carpeting, allowing for a versatile space that can accommodate a dining table for family meals or entertaining guests. This room benefits from a window that lets in plenty of daylight, creating a pleasant atmosphere for shared meals and gatherings.

### Bathroom

13'6" x 6'9" (4.11m x 2.06m)

The family bathroom offers a combination of modern fixtures and classic finishes. It features a full-size bathtub beneath a frosted window, a separate corner shower unit with multiple jets and a seat, a white ceramic wash basin, and a close coupled toilet. The walls are mostly tiled in a warm beige ceramic with a decorative border, and the wood-effect flooring adds a natural touch to the space.

### Bedroom 1

11'6" x 9'6" (3.51m x 2.90m)

Bedroom 1 is a generously sized room with a bay window that lets in ample natural light, creating an inviting and restful space. Fitted wardrobes run along one wall, providing extensive storage while maintaining a clean and uncluttered look. Neutral carpeting and cream walls offer a calming backdrop ideal for relaxation.

### Bedroom 2

11'5" x 11'5" (3.49m x 3.49m)

Bedroom 2 offers a good-sized, naturally bright room suitable for a variety of uses, from a child's bedroom to a guest room. The window faces the front of the property, and the neutral decor provides a fresh and adaptable space to personalise.

this attractive and fully refurbished home, which is being offered with no onward chain, briefly comprises; a generous lounge/through diner, newly fitted modern kitchen, three bedrooms, and a new family bathroom. A smaller bedroom, perfect as a nursery, home office, or single bedroom. It benefits from a window to the rear garden, neutral carpeting, and simple cream walls, making it easy to adapt this room to suit your needs. To the front of the home there is a driveway allowing for ample off-road parking, leading to a double garage. To the rear of the property there is a **Good-Size** garden with a patio seating area.

In addition to this, the home benefits from a gas central heating system and double glazed driveway leading to a detached double garage. This is a great home, which would suit families and couples alike, is located centrally close to local schools, amenities, and transportation links. Also nearby are Scunthorpe General Hospital and the town centre, offering further services.

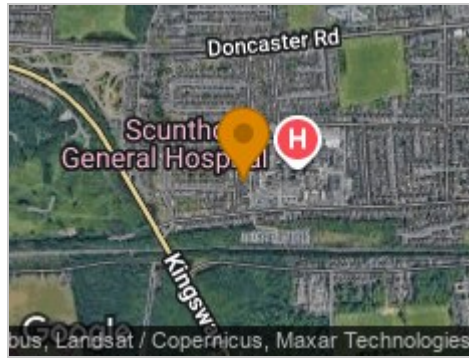
Viewing is highly advised!



## Road Map



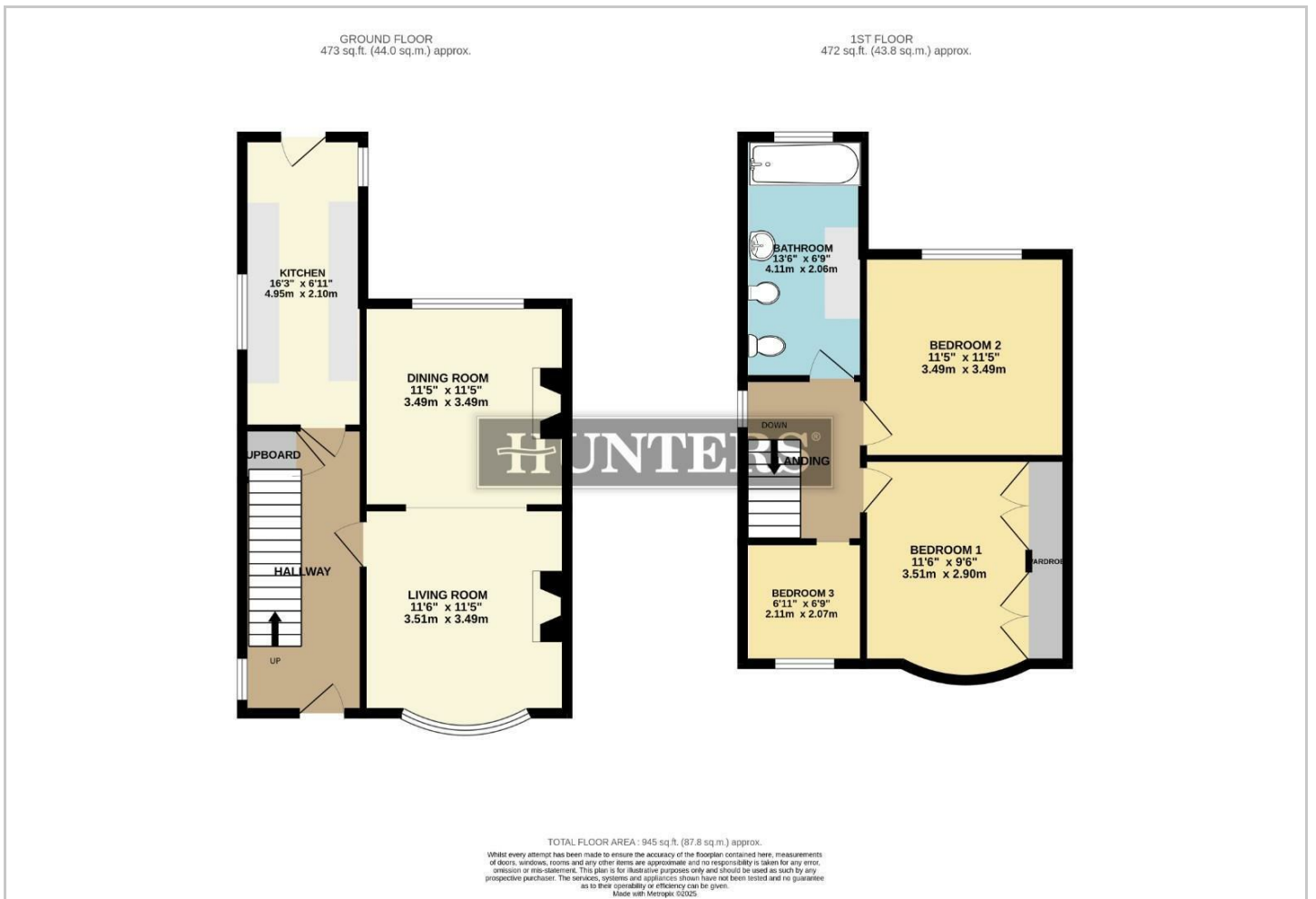
## Hybrid Map



## Terrain Map



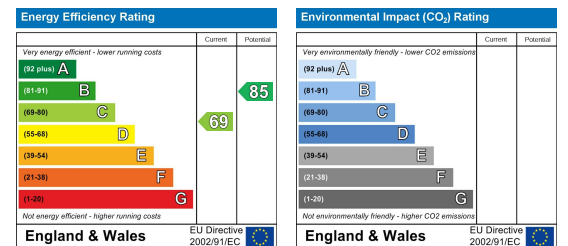
## Floor Plan



## 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.