HUNTERS®

HERE TO GET *you* THERE

Glanville Avenue

Scunthorpe, DN17 1DF

Offers In The Region Of £310,000

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Council Tax: C

3 Glanville Avenue

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Front
Front of the home, with a horseshoe driveway providing off-road parking, leading to the integral garage, which benefits from electrics.

Rear Garden
The rear garden is a generous outdoor space combining a paved patio area with a well-maintained lawn. Mature shrubs and garden beds provide colour and privacy, while seating areas and pathways create a peaceful spot for relaxation or entertaining. There is also a covered seating area, ideal for the changeable weather.

Living Room
12'5" x 11'5" (3.78m x 3.47m)
Neutrally decorated living room to the front of the home - which could be used as a further bedroom / home office, depending on requirements.

Lounge
23'7" x 19'6" (7.20m x 5.95m)
A bright and spacious living room featuring a large bay window that fills the space with natural light. There is also a built-in bar area, perfect for entertaining guests.

Kitchen
16'1" x 12'2" (4.89m x 3.72m)
Fitted kitchen to the rear aspect of the home, which offers ample wall and floor units for storage. The kitchen also benefits from an integral oven, extractor fan, dishwasher and fridge / freezer. There is also a door accessing the utility room.

Utility Room
19'1" x 6'9" (5.82m x 2.05m)
This practical utility room features a tiled floor and includes space for laundry appliances. It offers additional storage and functional preparation areas, . A side door provides direct external access.

Office
6'11" x 6'6" (2.12m x 1.98m)
A compact office space that benefits from natural light through a window, suited to working from home or study.

Conservatory
15'5" x 13'0" (4.70m x 3.96m)
Generous conservatory to the rear of the property with double doors leading to the covered outdoor seating area.

Bedroom 4 / Study
16'2" x 7'1" (4.94m x 2.17m)
Versatle room to the ground floor - which could be used as a bedroom, depending on requirements.

WC
4'5" x 3'1" (1.34m x 0.94m)
A separate WC on the ground floor.

Bedroom 1
12'9" x 11'5" (3.89m x 3.47m)
Double bedroom to the rear aspect of the property, benefiting from fitted storage.

Bedroom 2
11'5" x 10'7" (3.47m x 3.23m)
Neutrally decorated bedroom, benefiting from fitted storage.

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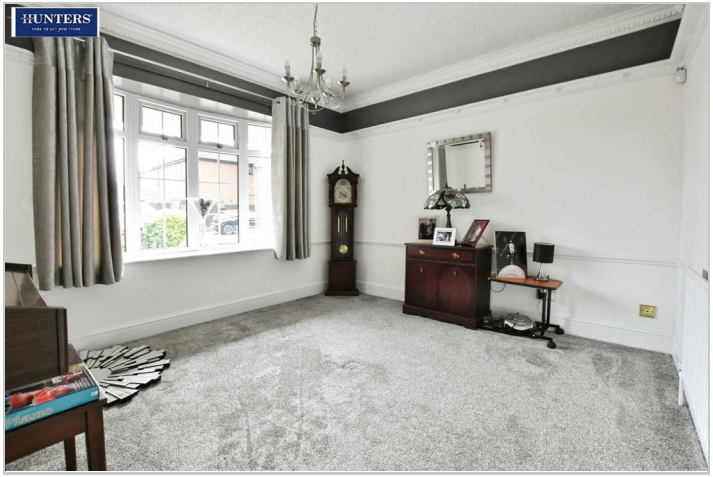
Bedroom 3

8'10" x 6'10" (2.70m x 2.08m)
Bedroom to the front of the property, with fitted storage.

Shower Room

7'9" x 7'4" (2.37m x 2.23m)
Generously size dbathroom, with neutral suite and walk in shower.

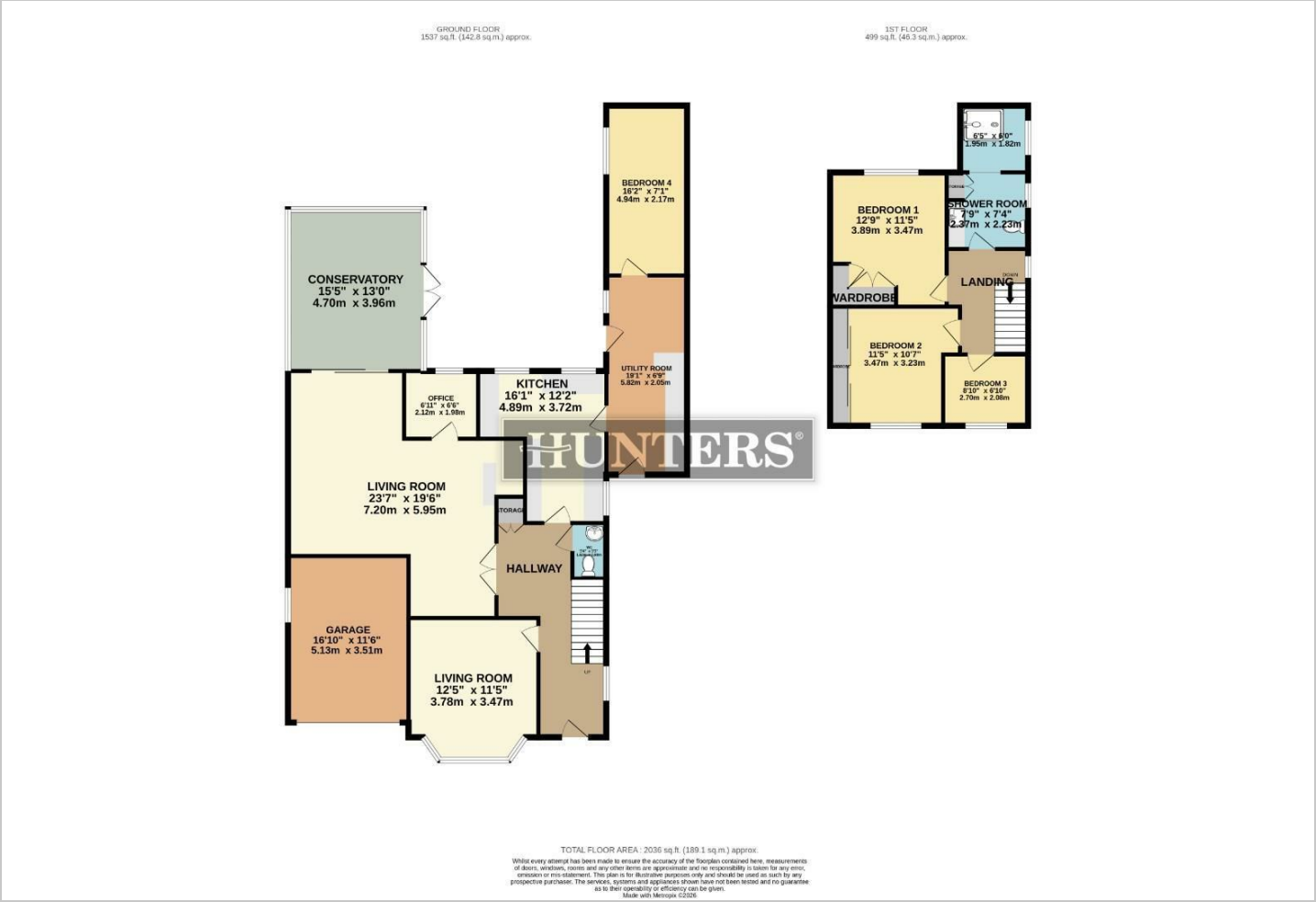


Road Map

Hybrid Map

Terrain Map

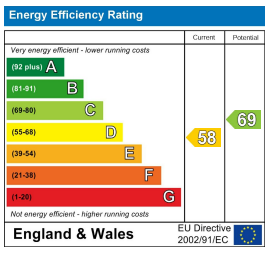
Floor Plan

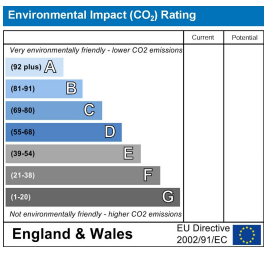


Viewing

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.

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