

HUNTERS®

HERE TO GET *you* THERE



Acer Grove

Scunthorpe, DN17 2AJ

Offers In The Region Of £415,000



Council Tax:



8 Acer Grove

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Front

Attractive front to the property, which is set back from the road, with a large grassed area sitting adjacent to the large driveway - which offers ample off road parking and leads to the double garage.

Garden

Beautiful, generously sized garden to the rear of the home, which is predominantly laid to lawn, with mature trees and hedging adding privacy to the area.

Living Room

23'1" x 12'10" (7.03m x 3.92m)

Generously sized lounge, which offers a great space for family gatherings and entertaining, with sliding doors accessing the conservatory at the rear.

Conservatory

12'1" x 12'0" (3.68m x 3.67m)

Bright and spacious conservatory to the rear of the property, with double doors leading to the garden.

Kitchen

16'5" x 13'11" (5.01m x 4.24m)

Great sized kitchen / diner to the rear aspect of the property - with ample wall and floor units for storage. The kitchen benefits from an integral oven, hob and extractor fan, and leads through to a handy utility room.

Dining Room

12'7" x 12'4" (3.84m x 3.77m)

Dining room, which is currently used as a ground floor bedroom - with sliding doors leading to the garden.

Utility Room

Handy utility room, with plumbing for white goods.

Study

Handy study to the front of the property.

Bedroom 1

13'11" x 12'11" (4.25m x 3.93m)

Generous double bedroom to the rear of the home, benefiting from ample fitted storage and an en-suite bathroom.

Ensuite

9'3" x 5'10" (2.81m x 1.77m)

En-suite bathroom, with neutral suite.

Bedroom 2

14'6" x 10'11" (4.43m x 3.32m)

Double bedroom to the rear of the property.

Bedroom 3

13'4" x 8'9" (4.07m x 2.66m)

Bedroom 4

12'10" x 8'9" (3.92m x 2.67m)

Bathroom

9'2" x 8'8" (2.79m x 2.63m)

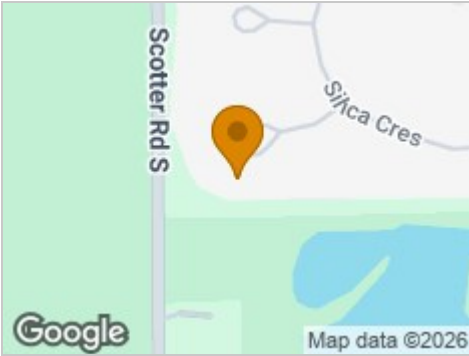
Bathroom with neutral suite and large walk in shower.

Double Garage

19'11" x 17'4" (6.08m x 5.29m)



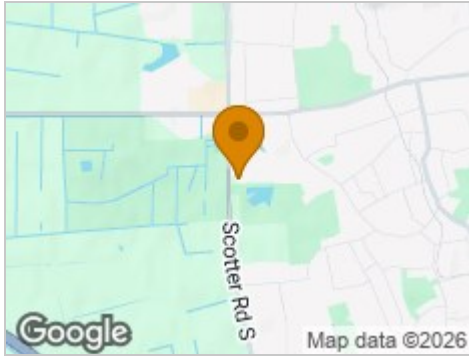
Road Map



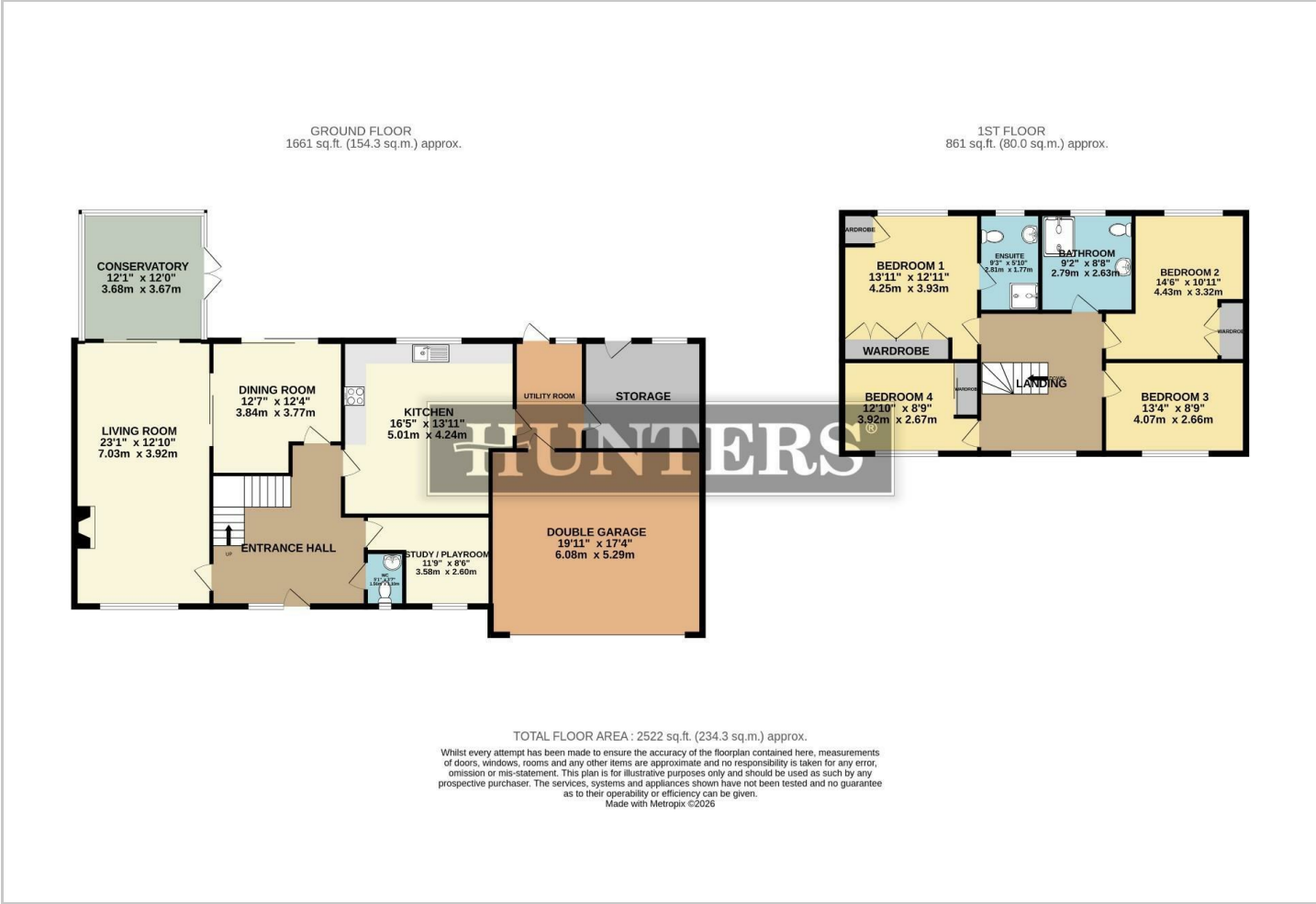
Hybrid Map



Terrain Map



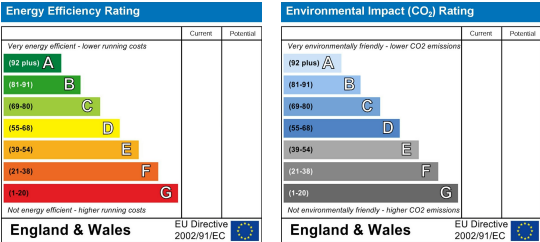
Floor Plan



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.