

# HUNTERS®

HERE TO GET *you* THERE



## Gainsborough Lane

Scawby, Brigg, DN20 9BY

Offers In The Region Of £280,000



Council Tax: C



# 27 Gainsborough Lane

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## Front

Attractive front to the bungalow - with a large driveway - allowing for ample off road parking - leading to the double garage.

## Garage

The detached double garage at the rear offers secure parking and storage. The brick-built structure features two separate doors painted in blue, with a driveway approach and adjoining garden space.

## Rear Garden

The rear garden is well-maintained and neatly arranged, combining both paved and gravelled areas with a spacious astro turf section - offering low maintenance. The garden is surrounded with fencing, offering a degree of privacy to the area - the area also houses the greenhouse and shed.

## Living Room

17'9" x 13'1" (5.40m x 4.00m)

This bright and inviting living room is spacious, featuring a large bay window that fills the space with natural light. The room leads through sliding doors to the kitchen, perfect for relaxing or entertaining guests.

## Kitchen

15'10" x 11'5" (4.82m x 3.48m)

Fitted kitchen to the rear of the home - with ample wall and floor units for storage. The kitchen benefits from an integral oven, hob, extraction fan - and has a fitted breakfast bar - and has great natural light.

## Dining Room/bedroom 3

10'8" x 9'8" (3.25m x 2.95m)

Versatile second reception room, currently used as

a dining room, which could also serve as a third bedroom if required, with sliding doors leading through to the handy conservatory at the rear.

## Conservatory

11'10" x 10'9" (3.61m x 3.28m)

The conservatory provides a bright and airy retreat with its tiled floor and large windows all around. Double doors open directly onto the garden, enhancing the indoor-outdoor living experience.

## Bedroom 1

13'11" x 11'11" (4.23m x 3.63m)

This spacious main bedroom features built-in wardrobes and a large bay window that invites plenty of daylight into the room.

## Bedroom 2

10'5" x 9'6" (3.17m x 2.89m)

Second bedroom to the rear of the home - benefiting from fitted storage.

## Bathroom

9'8" x 8'9" (2.95m x 2.66m)

The bathroom blends practicality and space, fitted with a bath, separate shower cubicle, toilet, and a wide vanity unit with storage.



## Road Map



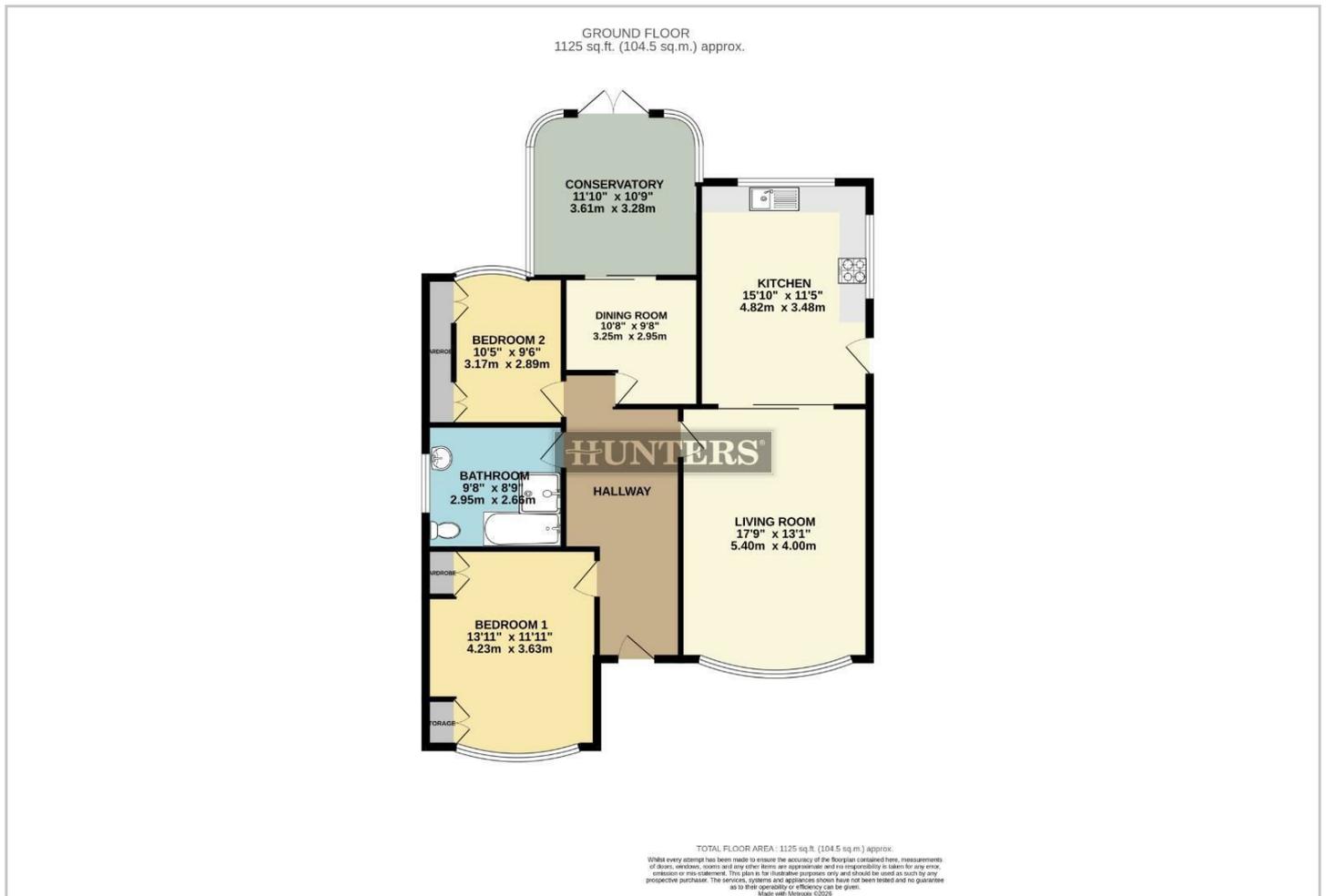
## Hybrid Map



## 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.