

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ville Road

Scunthorpe, DN16 2NW

Offers In The Region Of £150,000



Council Tax: A



# 28 Ville Road

Scunthorpe, DN16 2NW

Offers In The Region Of £150,000



## Front

Front of the home, which has a grassed area, sitting adjacent to the shared driveway, which offers ample off-road parking and leads to the garage, which benefits from electrics.

## Large Garden

Large garden to the rear of the home - which is predominantly laid to lawn, benefiting from a patio seating area and a pond.

## Kitchen / Diner

13'9" (max) x 14'10" (max) (4.20m (max) x 4.54m (max))

Spacious kitchen / diner, with ample wall and floor units for storage. The kitchen also benefits from an integrated oven, hob, extractor fan, dishwasher and fridge / freezer.

## Lounge

15'11" (max) x 23'11" (4.86m (max) x 7.29m)

Neutrally decorated, generously sized lounge to the front aspect of the property.

## Bedroom 1

11'4" x 11'9" (3.46m x 3.60m)

Double bedroom to the rear of the home.

## Bedroom 2

9'7" x 11'8" (2.94m x 3.56m)

Double bedroom to the front aspect of the home.

## Bedroom 3

5'11" x 10'2" (1.81m x 3.10m)

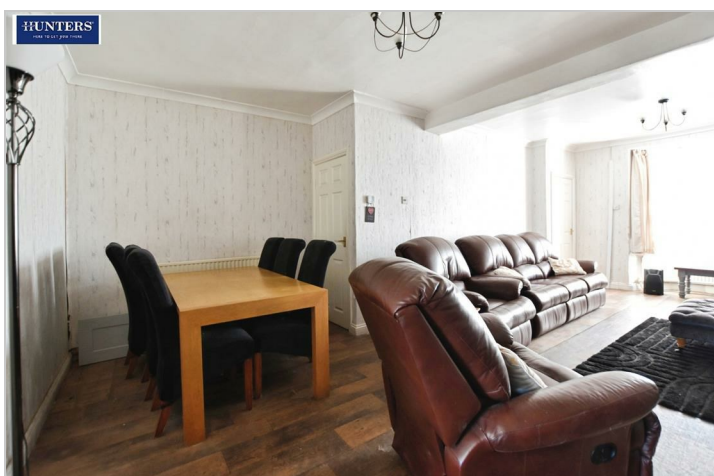
## Bathroom

5'10" x 5'6" (1.79m x 1.70m)

Fully tiled bathroom, with neutral suite.

This well presented and deceptively spacious home, which is located centrally, briefly comprises; a generous front lounge, modern, fitted kitchen / diner, utility area and ground floor wc, three bedrooms and a family bathroom. Externally there is a driveway, which offers off road parking - and a large rear garden, which is predominantly laid to lawn, with patio area. In addition to this the property benefits from a gas central heating system, double glazing and leased solar panels.

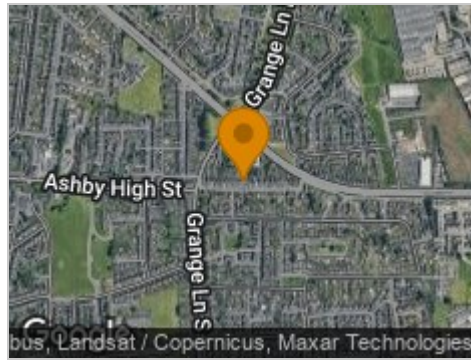
This home is located close to local amenities, bus routes and schools. Also nearby there is Ashby - which offers a variety of individual shops, restaurants and a weekly market. Viewing advised!



## Road Map



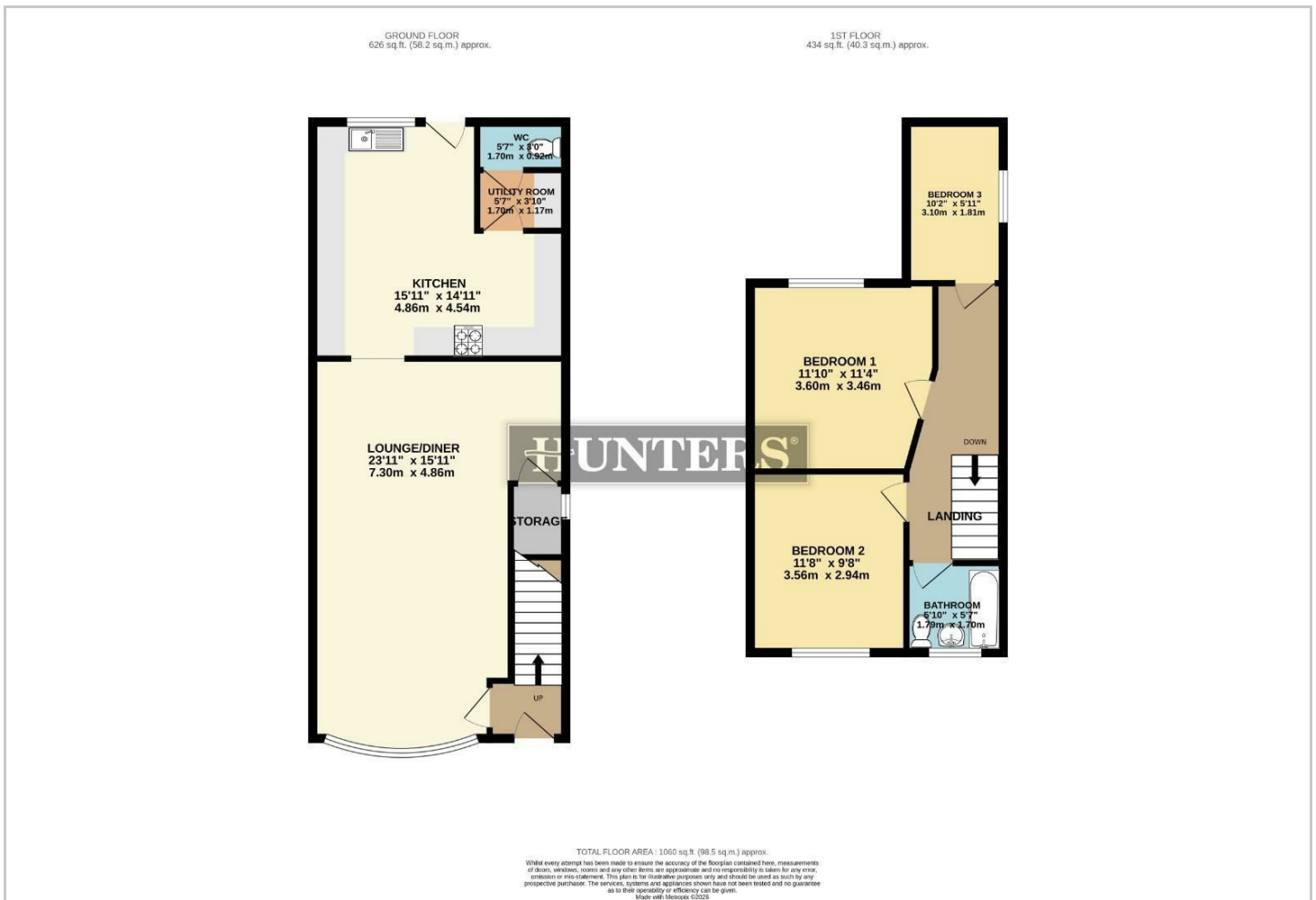
## Hybrid Map



## Terrain Map



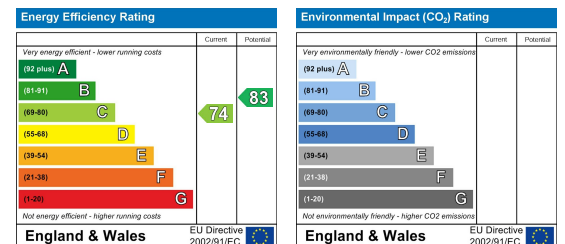
## Floor Plan



## 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.