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HERE TO GET *you* THERE



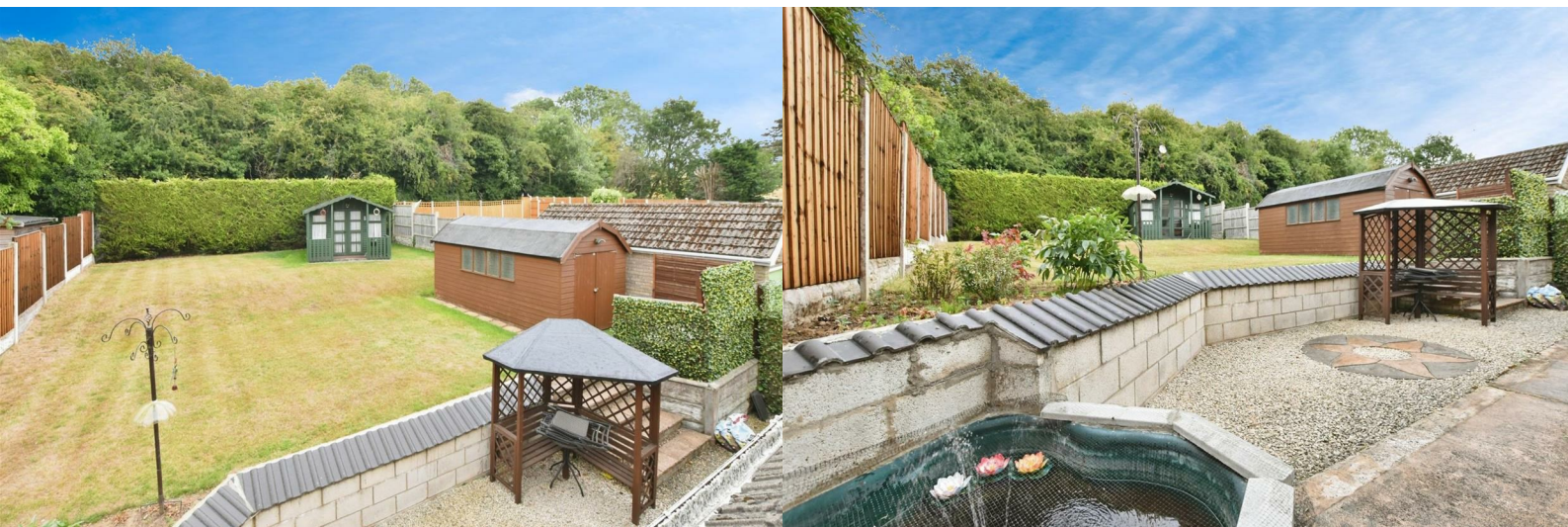
Staniwell Rise

Scunthorpe, DN17 1TF

Offers In The Region Of £230,000



Council Tax: C



3 Staniwell Rise

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Front

Attractive front to the home, with a good-sized block paved driveway, which offers ample off-road parking, leading to the integral garage, offering an electric garage door, power, and lighting.

Garden

This beautifully presented, spacious rear garden offers a private haven - which overlooks woodland to the rear. The garden is predominantly laid to lawn, with a lower level offering a seating area. The garden also offers a wooden summer house and shed - both of which benefit from power.

Lounge

11'2" x 17'1" (3.41m x 5.23m)

Good sized lounge to the front aspect of the property.

Dining Room

11'3" x 12'1" (3.44m x 3.69m)

Second reception room, currently used as a dining room, to the rear aspect of the home, with a door accessing the rear garden.

Kitchen

11'10" x 11'10" (3.62m x 3.63m)

Fitted kitchen to the rear of the home, with ample wall and floor units for storage.

Ground Floor wc

Bedroom 1

11'2" x 9'3" (3.41m x 2.84m)

Double bedroom, benefiting from fitted storage.

Bedroom 2

10'0" x 11'3" (3.05m x 3.43m)

Double bedroom to the rear of the home.

Bedroom 3

9'4" x 11'3" (2.87m x 3.43m)

Good sized third bedroom.

Bedroom 4

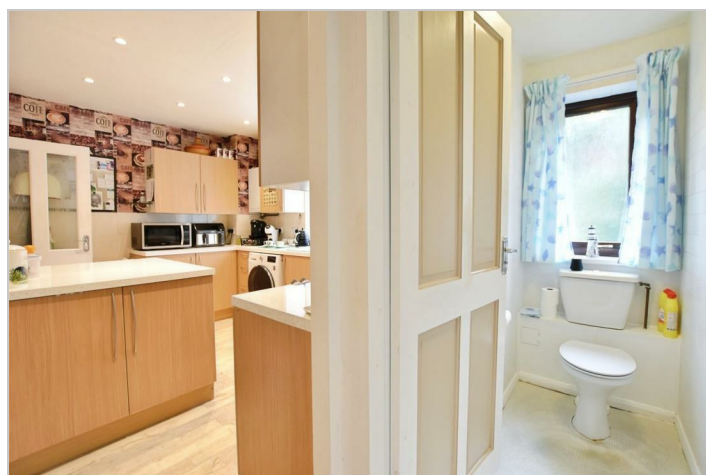
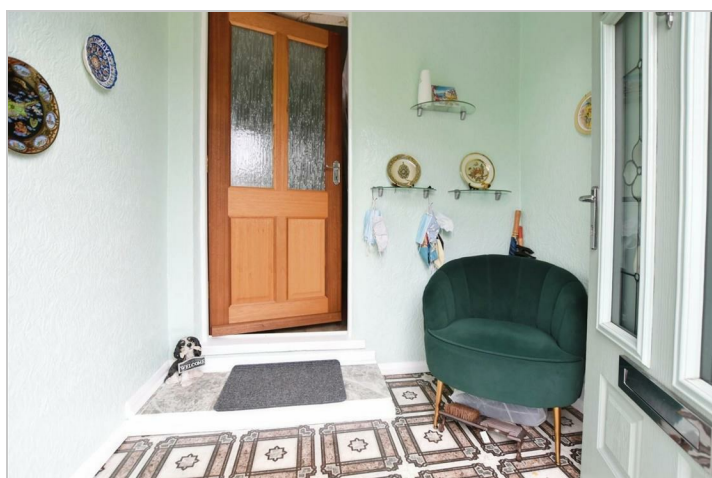
7'10" x 10'0" (2.39m x 3.05m)

Bathroom

Family bathroom, with neutral white suite and walk in shower.

This spacious and well positioned family home, which is well maintained throughout, briefly comprises; two generous reception rooms, a fitted kitchen, ground floor wc, four good sized bedrooms and modern family bathroom. To the front of the home there is a block paved driveway, which allows for ample off road parking, leading to the integral garage. To the rear of the home there is a beautiful, private garden, surrounded by fencing and mature hedging - the garden backs onto woodland, so is not overlooked. In addition to this the home benefits from a gas central heating system, double glazing and owned solar panels.

This home, which offers ample, versatile space for a growing family, is located centrally, close to local schools, amenities and transportation links. Also nearby there are retail parks and recreational areas. Viewing recommended!



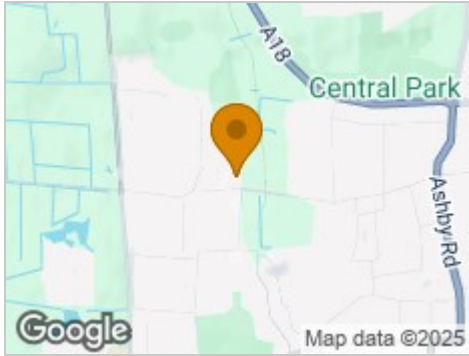
Road Map



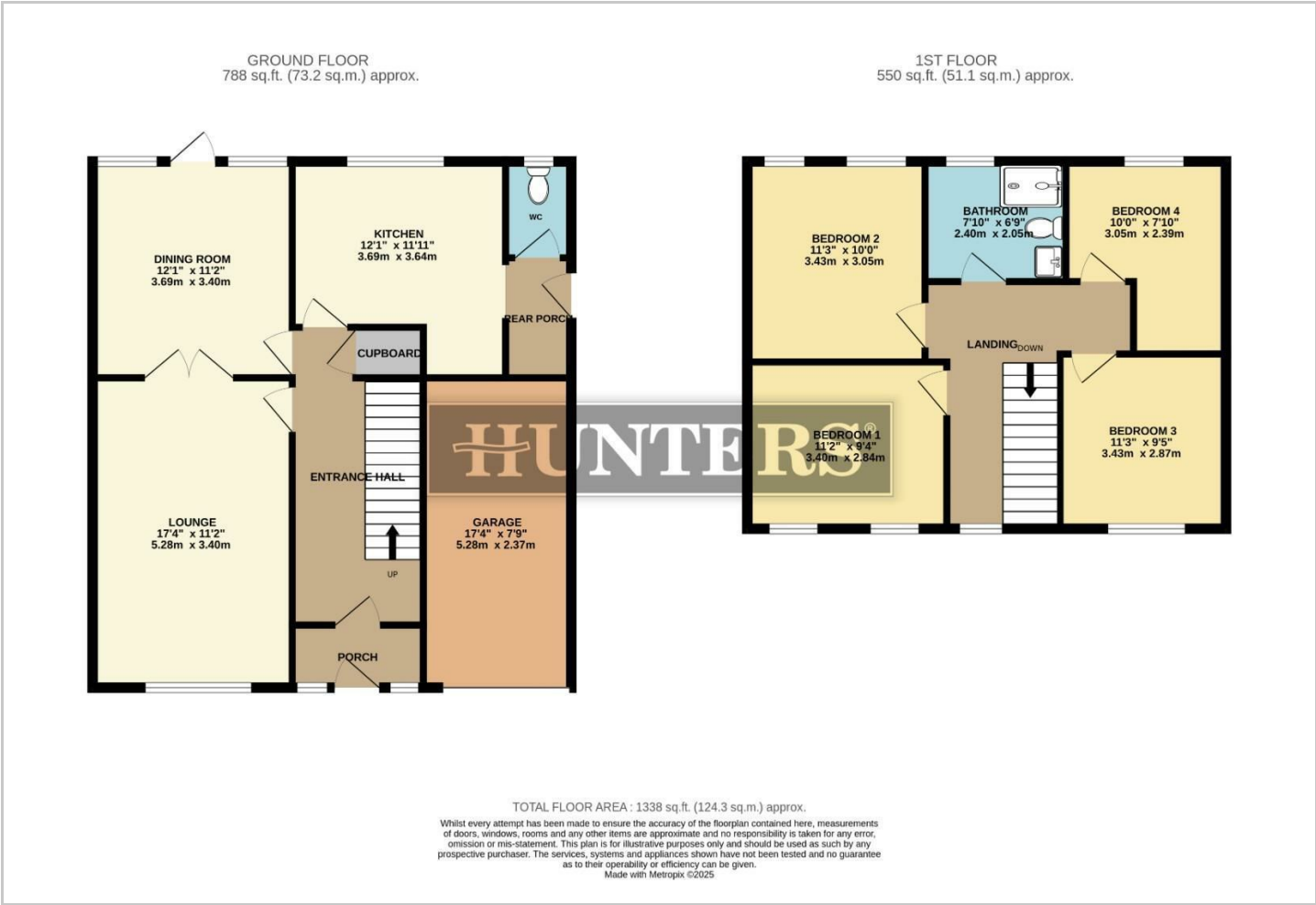
Hybrid Map



Terrain Map



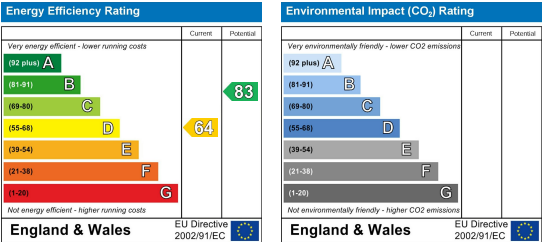
Floor Plan



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.