

# HUNTERS®

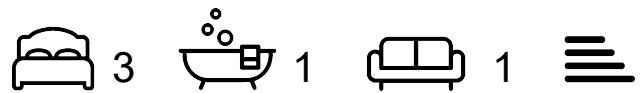
HERE TO GET *you* THERE



## Grammar School Walk

Scunthorpe, DN16 3NQ

Offers In The Region Of £185,000



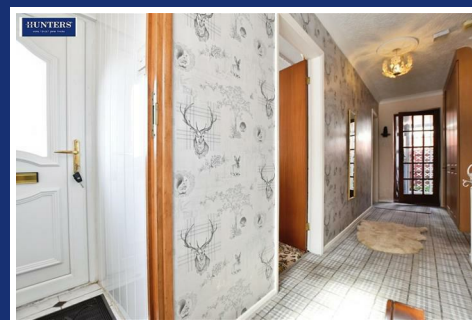
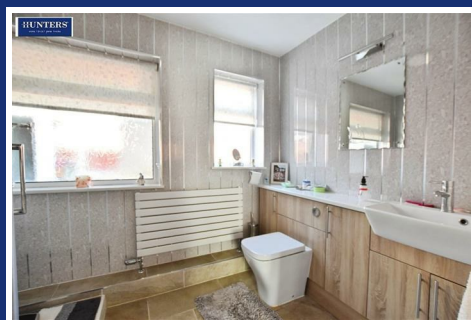
Council Tax: B



# 37 Grammar School Walk

Scunthorpe, DN16 3NQ

Offers In The Region Of £185,000



## Front

Front of the home, with a grassed area sitting adjacent to the driveway - which offers off road parking leading to the garage.

## Lounge

17'10" 11'10" (5.45 3.63)

Good sized lounge to the front aspect of the property.

## Kitchen/Diner

17'9" 9'11" (5.42 3.03)

Fitted kitchen / diner, to the front aspect of the home with a breakfast bar, cooker/hob, extractor fan, and ample wall and floor units for storage.

## Lobby/ Utility

10'5" 5'6" (3.19 1.69)

Small utility area, with external door leading to the rear garden, with plumbing for white goods.

## Bedroom 1

13'11" 9'10" (4.25 3.02)

Double bedroom to the rear aspect of the property with fitted wardrobes.

## Bedroom 2

10'1" 9'11" (3.08 3.03)

Double bedroom to the rear aspect of the property with fitted wardrobes.

## Bedroom 3

9'10" 7'8" (3.02 2.34)

Bedroom to the side with fitted wardrobes

## Bathroom

6'2" 8'9" (1.90 2.69)

Modern family bathroom with shower and fitted vanity sink unit providing storage.

## Garden

Beautiful, well-maintained garden that is split-level, offering a patio seating area and a lower-level manicured lawn with mature shrubs.

This deceptively spacious and versatile property, briefly comprises: a good-sized lounge, fitted kitchen/diner, utility room, three bedrooms, a family bathroom. To the front of the home there is a grassed area sitting adjacent to the driveway, which offers off-road parking leading to the garage, which benefits from electrics. To the rear of the property, there is a good-sized split-level, enclosed garden, which is predominantly laid to lawn, with a patio seating area. In addition to this the home benefits from a gas central heating system and double glazing.

This bungalow is located centrally, close to local schools, amenities and bus routes. Nearby, there is Ashby, offering a variety of shops, restaurants and a weekly market.



## Road Map



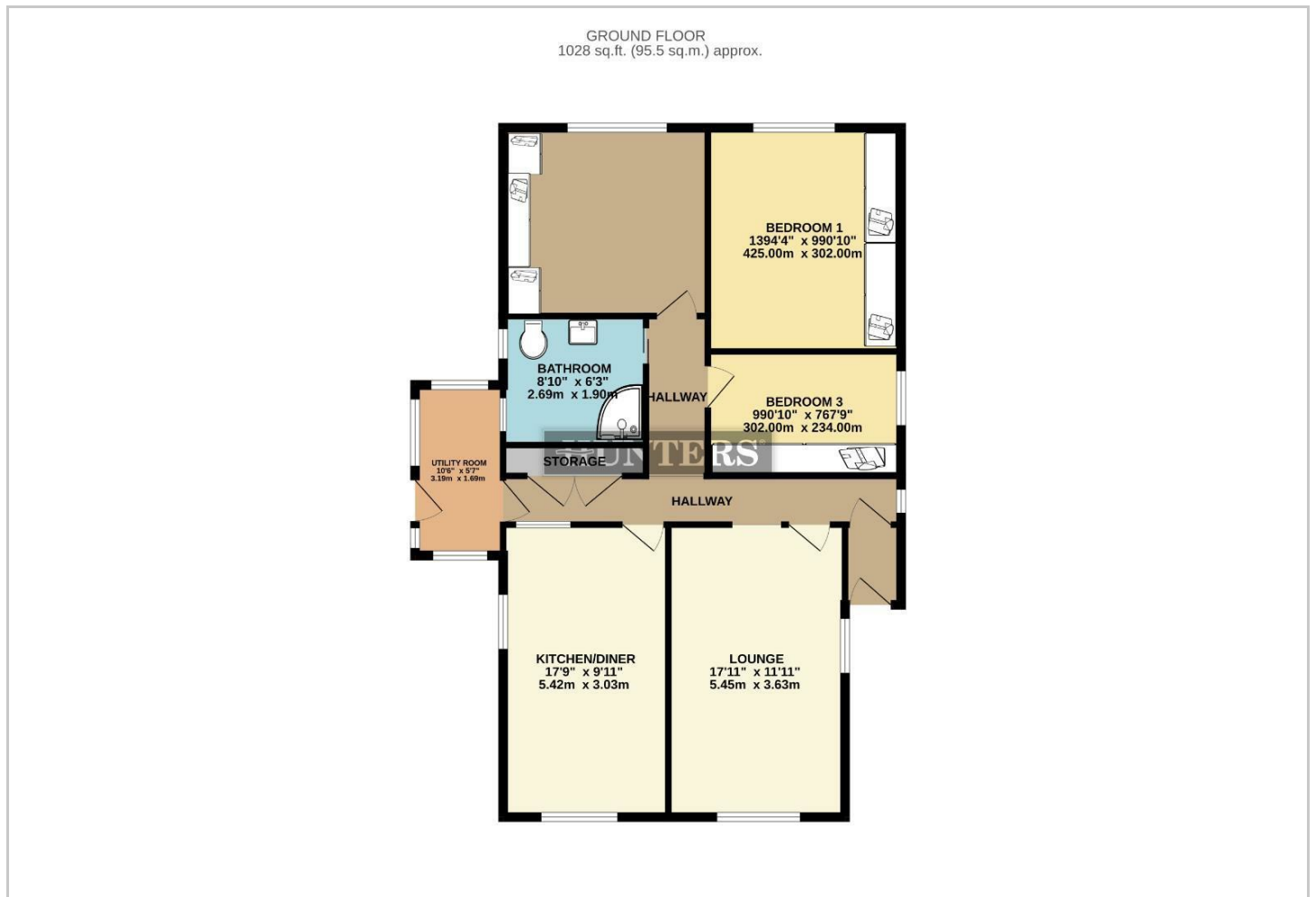
## Hybrid Map



## Terrain Map



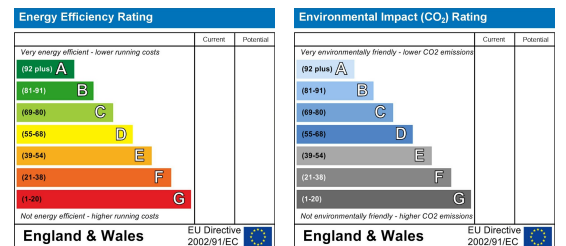
## Floor Plan



## 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.