

HUNTERS®

HERE TO GET *you* THERE



Flixborough Road

Burton-upon-Stather, Scunthorpe, DN15 9HB

Offers In The Region Of £420,000



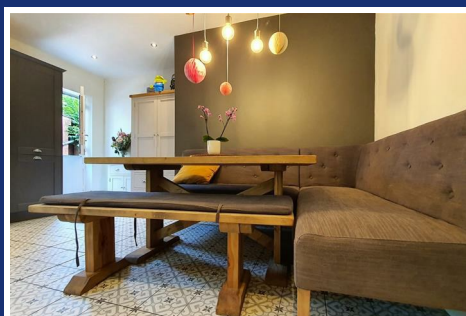
Council Tax: E



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Front

Attractive front to the home, with a large, gravel driveway - which offers ample off road parking, leading to the integral garage.

Garden

This very large, well presented garden is predominantly laid to lawn, with a patio seating area. The garden is surrounded with mature hedging, trees and fencing, which offers a degree of privacy to the area. The garden has a covered wooden pergola and also houses a brick built storage area, with wc.

Kitchen / diner

16'5" x 17'0" (5.01m x 5.19m)

Modern and well presented kitchen / diner to the rear of the property, which benefits from ample wall and floor units for storage. The kitchen also benefits from an integral double oven, hob, extractor fan and dishwasher. This spacious room offers a great space for family gatherings and entertaining.

Front lounge

9'10" x 11'10" (3.02m x 3.63m)

Beautifully presented lounge to the front of the home, which has a bay window offering ample light into the area. The lounge also benefits from a multi fuel burner, great for those winter evenings.

Second Reception Room

11'3" x 11'10" (3.44m x 3.62m)

Second and third reception rooms to the rear of the property, with a larger sitting room, leading through to the smaller snug area. To the rear there are sliding doors, which allows access to the garden.

Reception Room 3

10'9" x 16'5" (3.28m x 5.01m)

Generous reception room, which opens onto the further reception area.

Utility Room

Ground Floor Wc

Master Bedroom

12'7" x 15'9" (3.85m x 4.81m)

Generous master bedroom to the rear of the home, benefiting from an en-suite bathroom and sliding doors.

En-suite

8'3" x 5'8" (2.54m x 1.74)

Modern en-suite bathroom, with a shower area, leading to the full sized bath.

Bedroom 2

9'10" x 11'5" (3.02m x 3.49m)

Generous double bedroom to the front aspect of the home, with a bay window allowing for ample light into the area.

Bedroom 3

14'5" x 11'11" (4.40m x 3.64m)

Double bedroom to the rear aspect of the home.

Bedroom 4

11'5" x 11'10" (3.48m x 3.63m)

Bedroom 5 / Home Office

5'7" x 9'2" (1.71m x 2.81m)

Bathroom

6'8" x 6'10" (2.05m x 2.10m)



Road Map



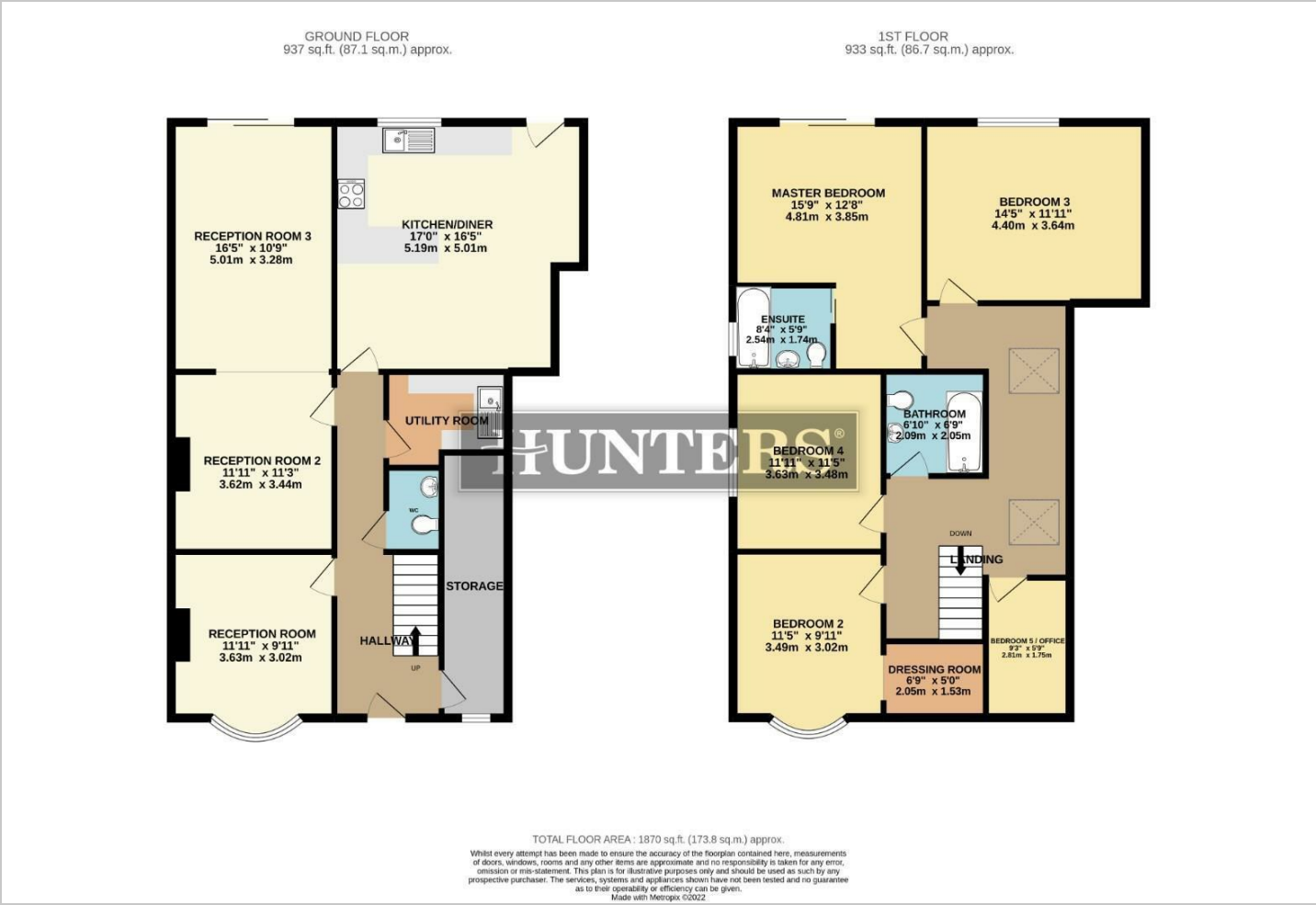
Hybrid Map



Terrain Map



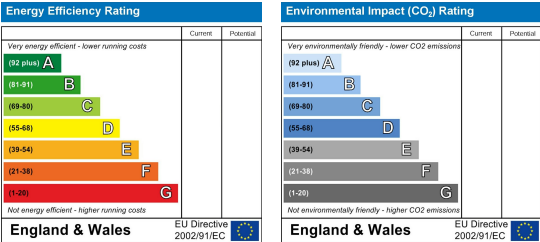
Floor Plan



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.