

HUNTERS®

HERE TO GET *you* THERE



Heron Gate

Scunthorpe, DN16 3UT

£750 Per Month



Council Tax:



2 Heron Gate

Scunthorpe, DN16 3UT

£750 Per Month



Front

Garden

Lounge/Diner

16'0" x 11'9" (4.88m x 3.57m)

The porch offers a welcoming entrance leading directly into the lounge/diner, a spacious and versatile area measuring 4.88 by 3.57 metres. This room is ideal for both relaxing and entertaining, with a front-facing window that brings in natural light and enhances the sense of space. From here, stairs lead up to the first floor, and a doorway connects to the kitchen at the rear.

Kitchen

11'9" x 9'4" (3.57m x 2.84m)

The kitchen, located at the rear of the ground floor, measures 3.57 by 2.84 metres. It features a practical layout with a sink and oven positioned along two walls, providing ample workspace and storage. A rear door offers access to the outside, allowing for convenient movement and ventilation. Adjacent to the kitchen is a small cupboard and a separate WC, enhancing the functionality of the ground floor.

Bedroom 1

11'9" x 10'8" (3.57m x 3.25m)

Bedroom 1 is a generously sized room on the first floor, measuring 3.57 by 3.25 metres. Positioned to the front of the house, it benefits from a large window that fills the room with natural light. There is a storage area adjacent to the bedroom, providing helpful extra space for belongings, while the room itself offers ample space for a double bed and additional furniture.

Bedroom 2

11'9" x 9'5" (3.57m x 2.87m)

Bedroom 2 is located at the rear of the first floor, measuring 3.57 by 2.87 metres. This comfortable double room enjoys a peaceful outlook and sufficient space to accommodate bedroom furniture. It is conveniently placed close to the family bathroom, making it a practical choice for family members or guests.

Bathroom

8'1" x 5'8" (2.47m x 1.72m)

The bathroom on the first floor, measuring 2.47 by 1.72 metres, includes a bath, sink, and toilet, arranged efficiently to maximise space. It is positioned between the two bedrooms and accessed from the landing, providing essential facilities in a compact but comfortable setting. There is also a separate downstairs WC adjacent to the kitchen on the ground floor.



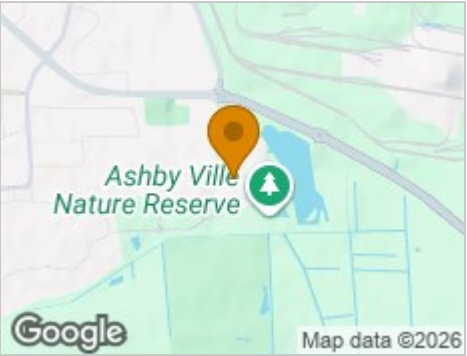
Road Map



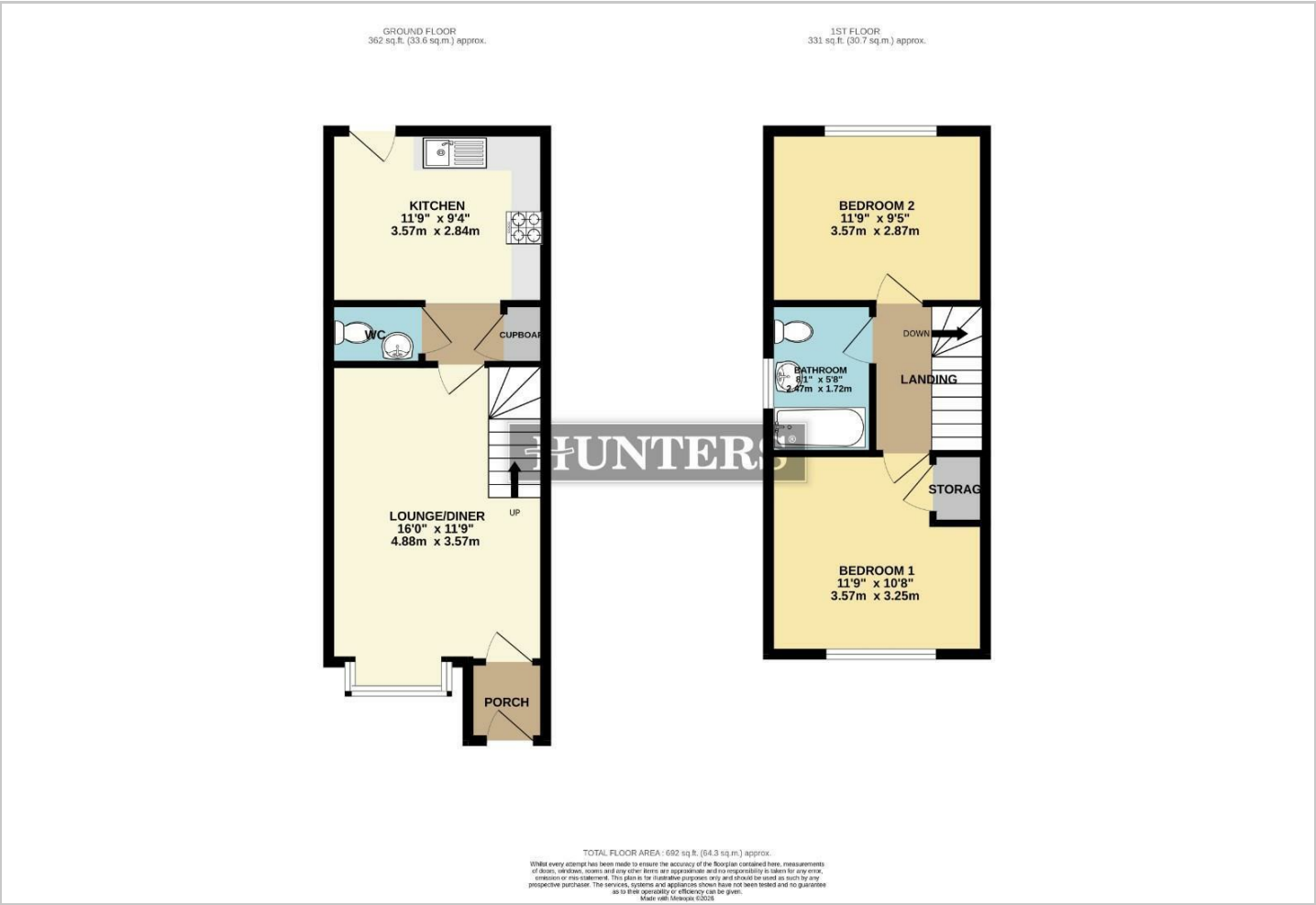
Hybrid Map



Terrain Map



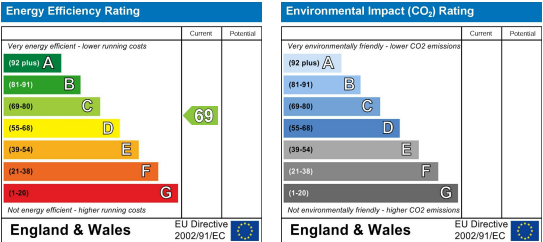
Floor Plan



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.