

# HUNTERS®

HERE TO GET *you* THERE



## Ashby Road

Scunthorpe, DN16 2AR

Offers In The Region Of £185,000



3



1



2



D

Council Tax: B



# 294 Ashby Road

Scunthorpe, DN16 2AR

Offers In The Region Of £185,000



## Front

Attractive, traditional front to the home, with a gravel area allowing for off road parking.

## Garage

Side access to the driveway / garage - with the garage benefiting from electrics.

## Garden

Good sized, well maintained garden to the rear of the home, which is predominantly laid to lawn, with patio seating area. The garden is surrounded with fencing, offering a degree of privacy to the area - with a garden room, offering a handy outdoor area.

## Kitchen Area

6'11" x 17'7" (2.11m x 5.38m)

Fitted kitchen to the rear of the home, with ample wall and floor units for storage. The kitchen benefits from an integral cooker, hob and extractor fan. The fitted kitchen opens out to the dining room - offering an open plan space, with patio doors leading onto the garden.

## Dining Area

11'10" x 12'5" (3.63m x 3.79m)

## Bedroom 1

10'8" x 10'11" (3.27m x 3.34m)

Spacious and neutrally decorated double bedroom, to the front aspect of the home, benefiting from a feature bay window and ample fitted storage.

## Bedroom 2

12'5" x 12'0" (3.80m x 3.66m)

Double bedroom to the rear of the property.

## Bedroom 3

7'0" x 7'10" (2.14m x 2.39m)

## Bathroom

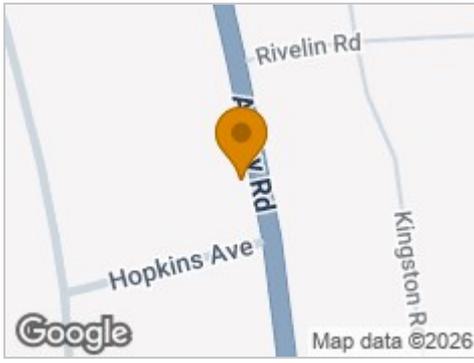
6'9" x 6'4" (2.08m x 1.94m)

Bathroom, with neutral suite and fitted storage.

This attractive and beautifully presented family home, briefly comprises; a generous front lounge, fitted kitchen / diner, three bedrooms and family bathroom. To the front of the home there is a gravel area, for off road parking - with a further driveway to the side of the home, leading to the garage. To the rear of the property there is a good sized, well maintained rear 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, double glazing and a garden room - which could be used as a home office if required. This property is located in a central position, close to local schools, amenities and bus routes. Also nearby there is Ashby High Street, offering a variety of individual shops and services. Viewing advised!



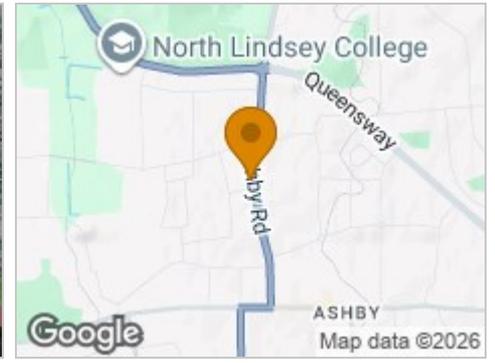
## Road Map



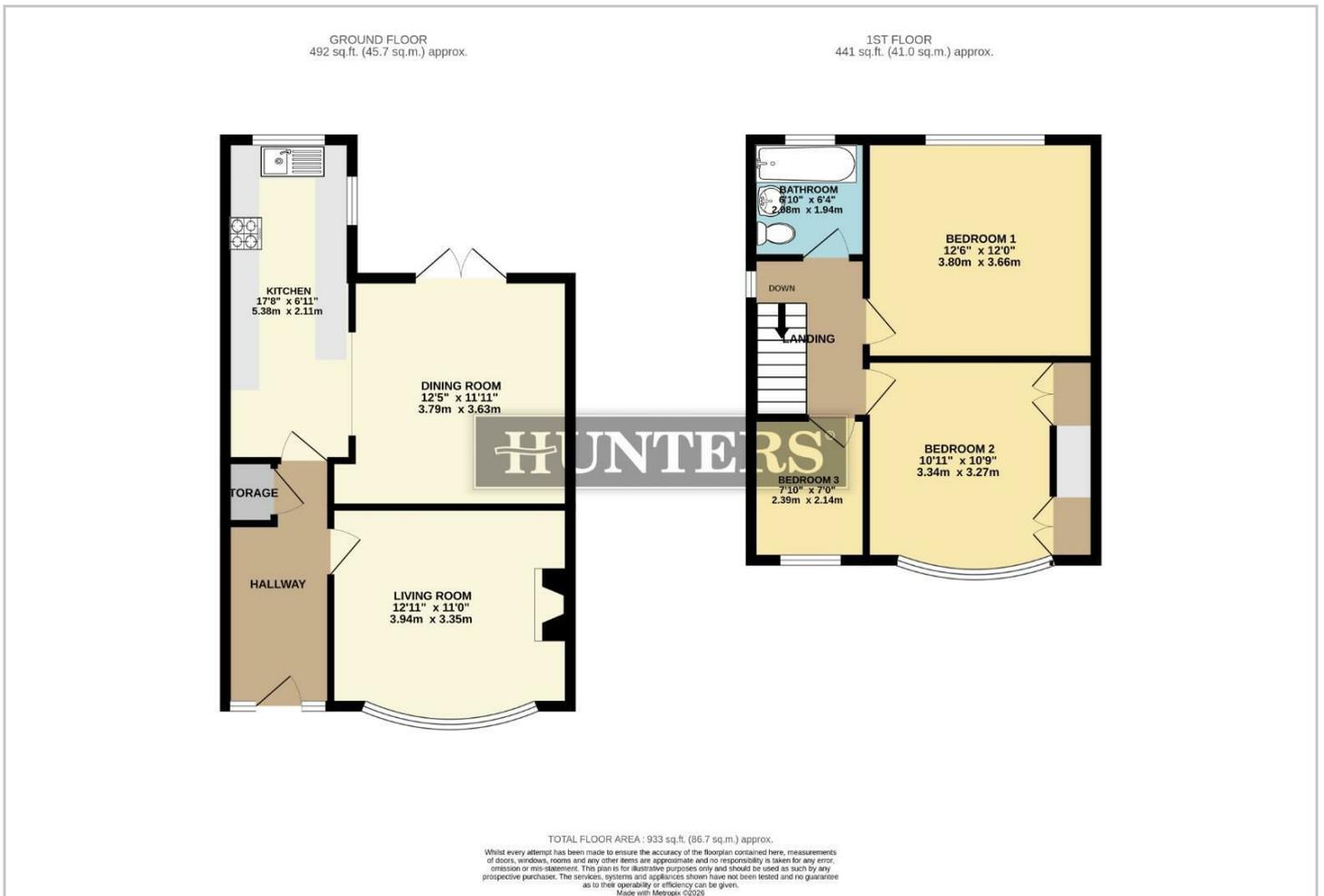
## Hybrid Map



## Terrain Map



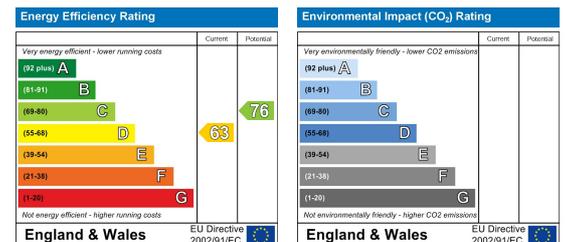
## Floor Plan



## 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.