

# HUNTERS®

HERE TO GET *you* THERE



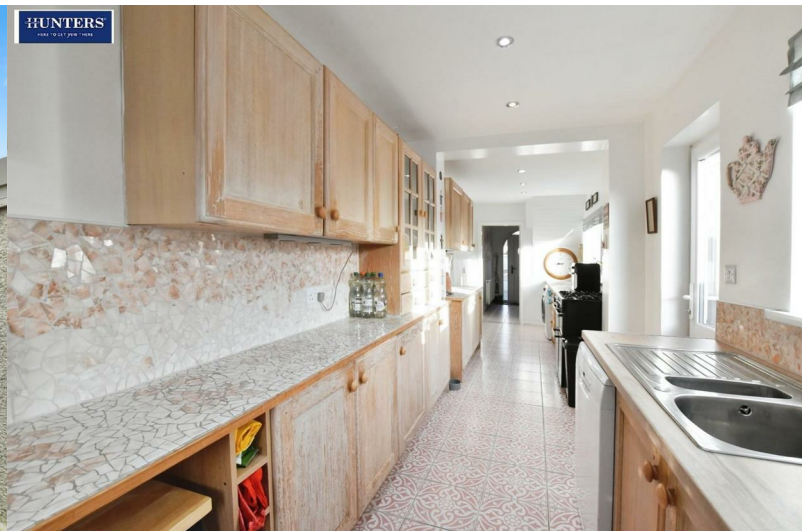
## Danum Road

Scunthorpe, DN17 1DA

Offers In The Region Of £195,000



Council Tax: B



# 13 Danum Road

Scunthorpe, DN17 1DA

Offers In The Region Of £195,000



## Front

Attractive front to the home, with a driveway, offering off road parking for several vehicles.

## Garden

Well maintained garden, which is predominantly laid to lawn, with a patio seating area. The garden also houses the converted garage - which is currently a studio, with power - and could be used as a games room / home office if required.

## Kitchen

6'5" x 27'5" (1.96m x 8.38m)

Good sized kitchen to the rear of the home, with ample wall and base units for storage. The kitchen has a door accessing the side of the property.

## Dining Room

11'3" x 12'2" (3.45m x 3.73m)

Dining room to the front of the property, with a bay window offering ample light to the area. The dining room leads through double doors to the lounge - ideal for opening out for family gatherings and entertaining.

## Lounge

12'2" x 12'2" (3.73m x 3.73m)

Generous lounge to the rear of the home.

## Master Bedroom

17'5" x 10'2" (5.33m x 3.10m)

Double bedroom to the second floor of the property - with skylights to offer ample light to the area.

## Bedroom 2

12'2" x 12'4" (3.72m x 3.76m)

Neutrally decorated double bedroom.

## Bedroom 3

11'3" x 12'2" (3.45m x 3.73m)

Third good sized double bedroom.

## Bathroom

6'5"x 14'2" (1.96mx 4.34m)

Generous family bathroom, with a wc, leading through to the main bathroom. Modern and neutral suite - with free standing bath and walk in shower.

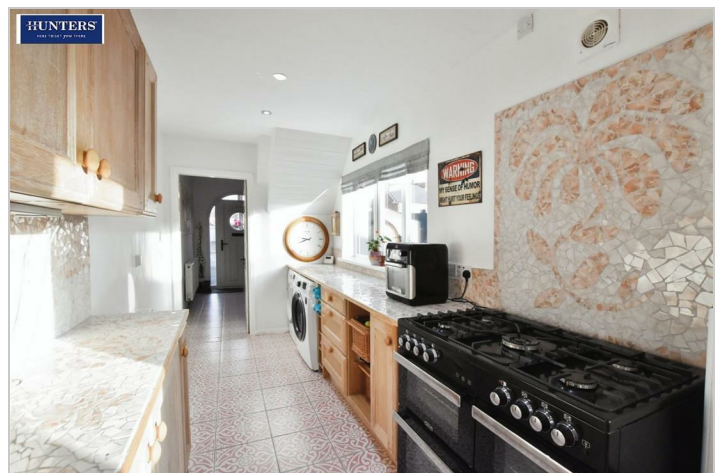
## Studio

Garden studio, offering a versatile area - with power - which could be used as a detached home office or games room - depending on requirements.



We are pleased to offer this attractive extended and well presented property - offering a versatile lay out over three floors, ideal for families. The home briefly comprises; two generous reception rooms, a good sized fitted kitchen, three double bedrooms, a wc and large bathroom. To the front of the home, there is a driveway, offering ample off road parking, leading through gates to the garden, which is predominantly laid to lawn, with a patio seating area. The garden also houses the studio - which could be used as a home office / games room, depending on requirements. In addition to this the home benefits from a gas central heating system and double glazing.

This deceptively spacious home, which is being offered with no chain, is located in the popular area of Old Brumby - close to local schools, amenities and transportation links. Also nearby there is Central Park - a large recreational area, ideal for families and dog walks. Viewing recommended!



Road Map



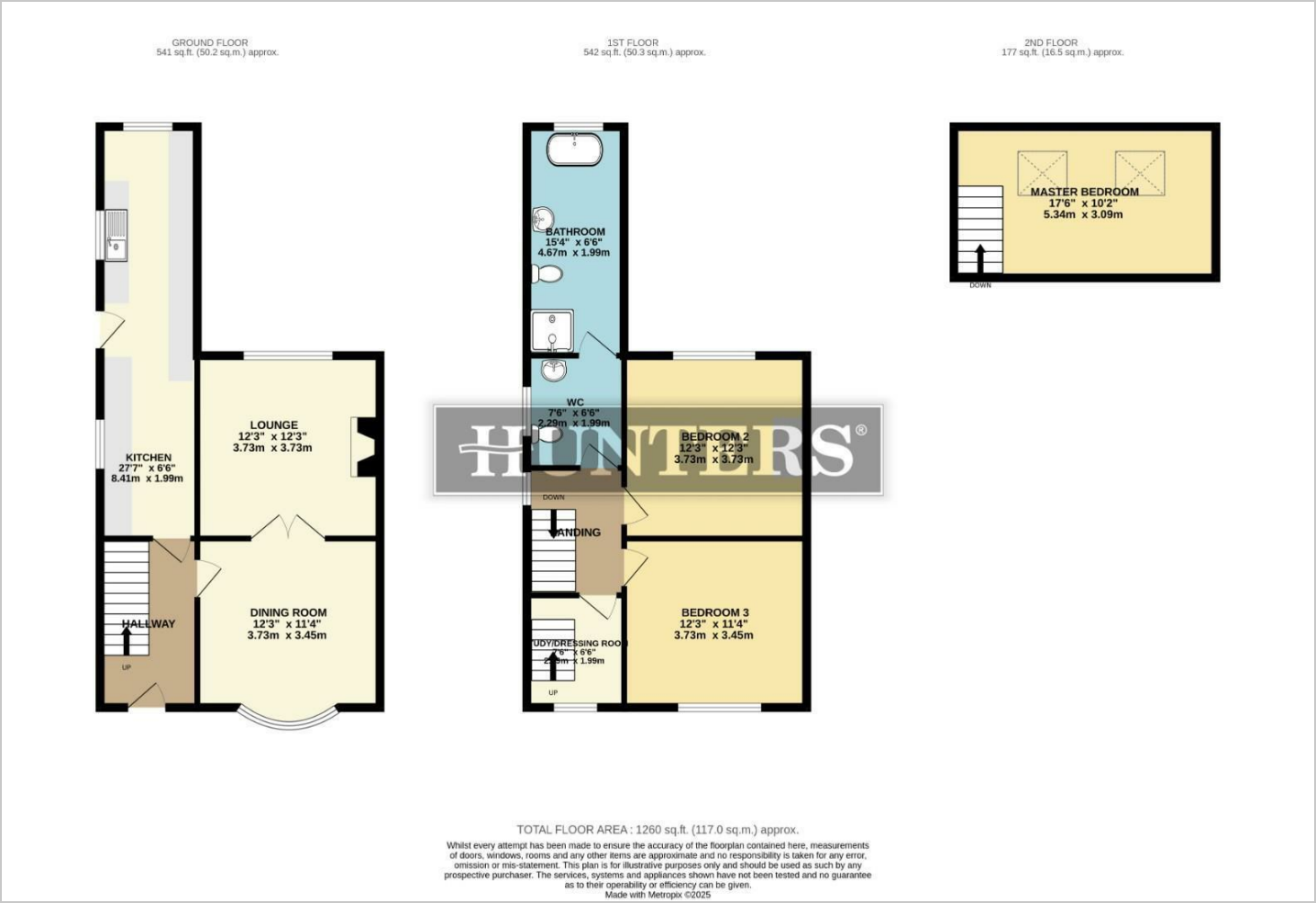
Hybrid Map



Terrain Map



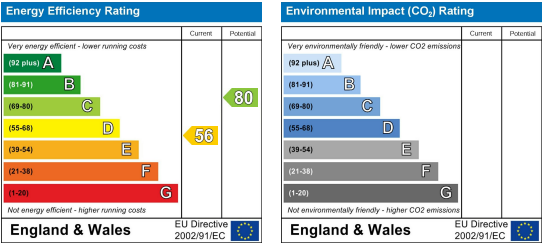
Floor Plan



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.