

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ancaster Court

Scunthorpe, DN17 2DD

Offers In The Region Of £130,000



3



1



2



C

Council Tax: A



# 35 Ancaster Court

Scunthorpe, DN17 2DD

Offers In The Region Of £130,000



## Front

Front of the home, with a garage located separately.

## Garden

Low maintenance rear garden, which has attractive gravel and patio areas.

## Lounge / Diner

13'3" x 14'3" (4.05m x 4.36m)

Neutrally decorated, generously sized lounge, with double doors leading to the dining room at the rear of the home.

## Dining Room

7'7" x 8'10" (2.32m x 2.70m)

Handy second reception room to the rear of the property, with a door accessing the kitchen.

## Kitchen

8'5" x 8'7" (2.58m x 2.63m)

Fitted kitchen to the rear aspect of the home.

## Bedroom 1

10'3" x 12'0" (3.14m x 3.68m)

Double bedroom to the front aspect of home.

## Bedroom 2

9'4" x 10'11" (2.87m x 3.34m)

Double bedroom to the rear.

## Bedroom 3

5'10" x 8'11" (1.79m x 2.72m)

Located at the front aspect of the property benefiting from fitted storage.

## Bathroom

6'8" x 5'9" (2.05m x 1.76m)

Bathroom with neutral suite and overhead electric shower.

This ideal first time buyer / family home, which is well presented throughout, briefly comprises; a generous front lounge, second reception room, fitted kitchen, three bedrooms and a bathroom. To the front of the home there is a decorative gravel area, and to the rear there is a low maintenance garden, which is part patio, part gravel. In addition to this the home benefits from a gas central heating system and double glazing.

This neutrally decorated home, which is being offered with no onward chain, is centrally located, close to popular schools, amenities and bus routes. Nearby there is Ashby, offering a variety of individual shops, restaurants and a weekly market. Viewing advised!



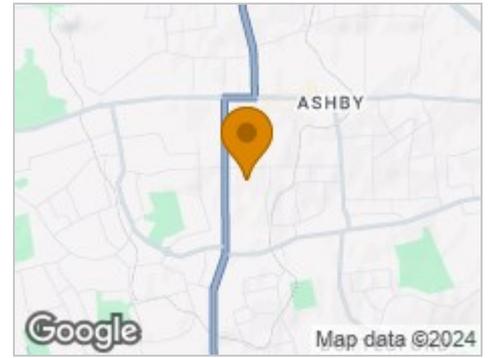
## Road Map



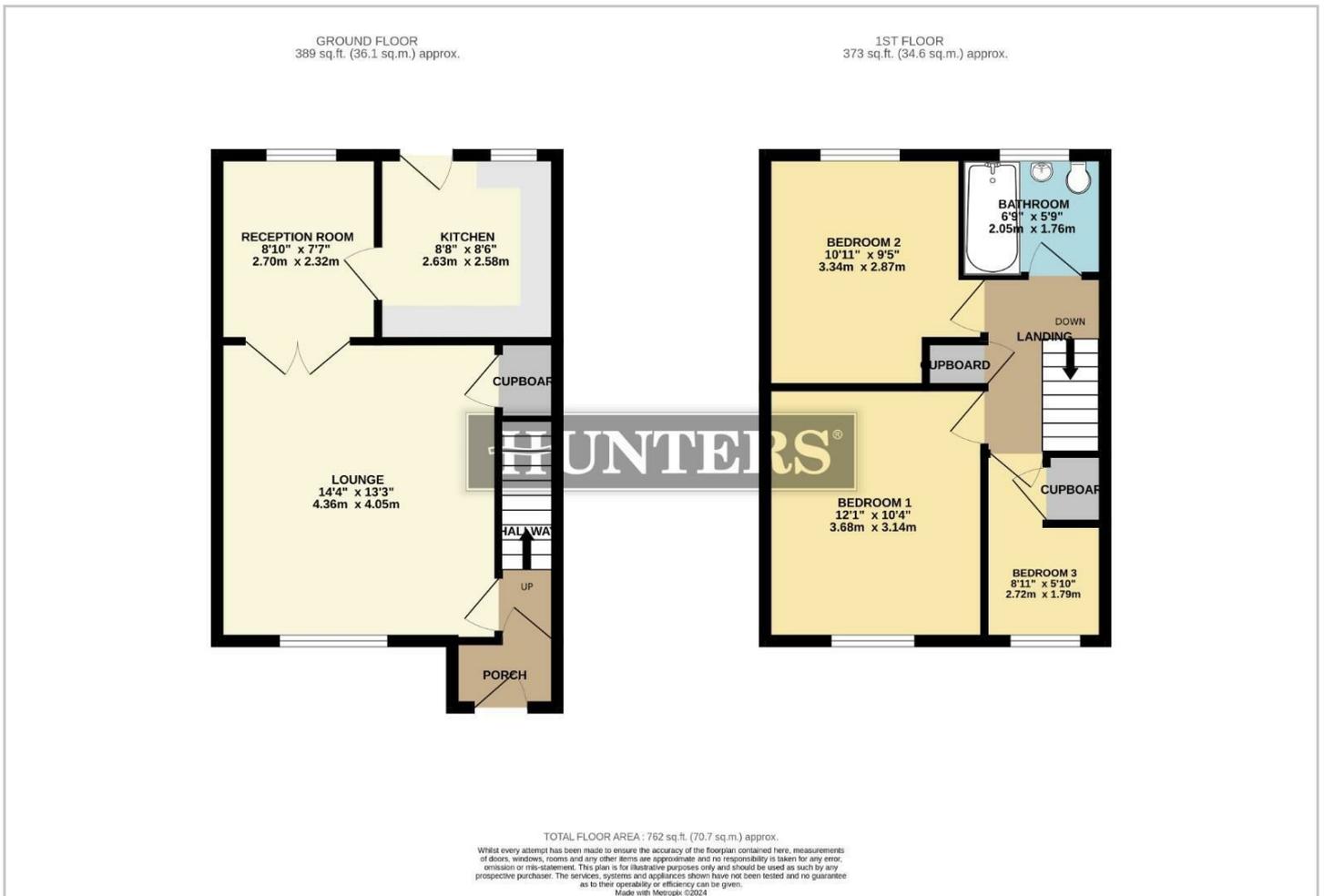
## Hybrid Map



## Terrain Map



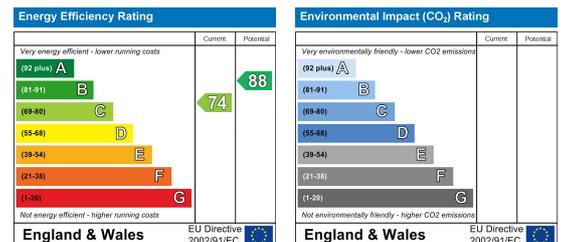
## Floor Plan



## 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.