

# HUNTERS®

HERE TO GET *you* THERE



## Brambling Way

Scunthorpe, DN16 3AF

Offers In The Region Of £150,000



Council Tax: B



# 39 Brambling Way

Scunthorpe, DN16 3AF

Offers In The Region Of £150,000



## Front

Front of the home, with a grassed area sitting adjacent to the driveway, offering off road parking.

## Garden

Garden to the rear, which is predominantly laid to lawn with a patio seating area. The garden is surrounded with fencing, offering a degree of privacy to the area.

## Kitchen / Diner

15'3",m x 8'9" (4.66,m x 2.69m)

Fitted kitchen / diner to the rear aspect, with ample wall and floor units for storage. The kitchen benefits from an integral oven, hob and extraction fan, and has patio doors opening out to the garden.

## Ground floor wc

## Lounge

12'0" x 15'8" (3.67m x 4.78m)

Well presented lounge to the front aspect of the home.

## Bedroom 1

9'6" x 9'6" (2.92m x 2.90m)

Double bedroom to the front aspect of the property, benefiting from an en-suite shower room.

## En-Suite

En-suite to bedroom 1, with neutral white suite.

## Bedroom 2

8'9" x 9'0" (2.69m x 2.75m)

Double bedroom to the rear aspect of the property.

## Bedroom 3

5'11" x 7'6" (1.81m x 2.30m)

Third bedroom to the rear.

## Bathroom

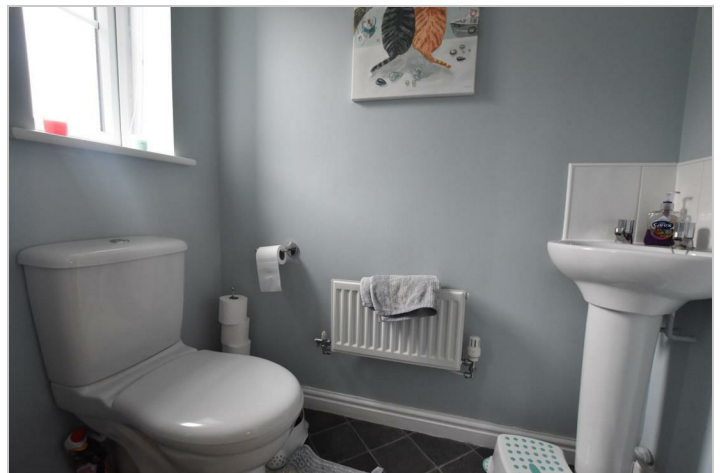
6'0" x 6'0" (1.84m x 1.84m)

Bathroom, with neutral white suite.



This well presented, centrally located family home briefly comprises; a generous lounge, fitted kitchen / diner, three bedrooms, the master of which has an en-suite, and a family bathroom. To the front of the home there is a driveway, allowing for off road parking. To the rear of the property there is an enclosed 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 and double glazing.

This home is located close to local schools, amenities and bus routes. Nearby there is the Ashby Ville Nature Reserve, offering picturesque lakeside walks. Viewing advised!



Road Map



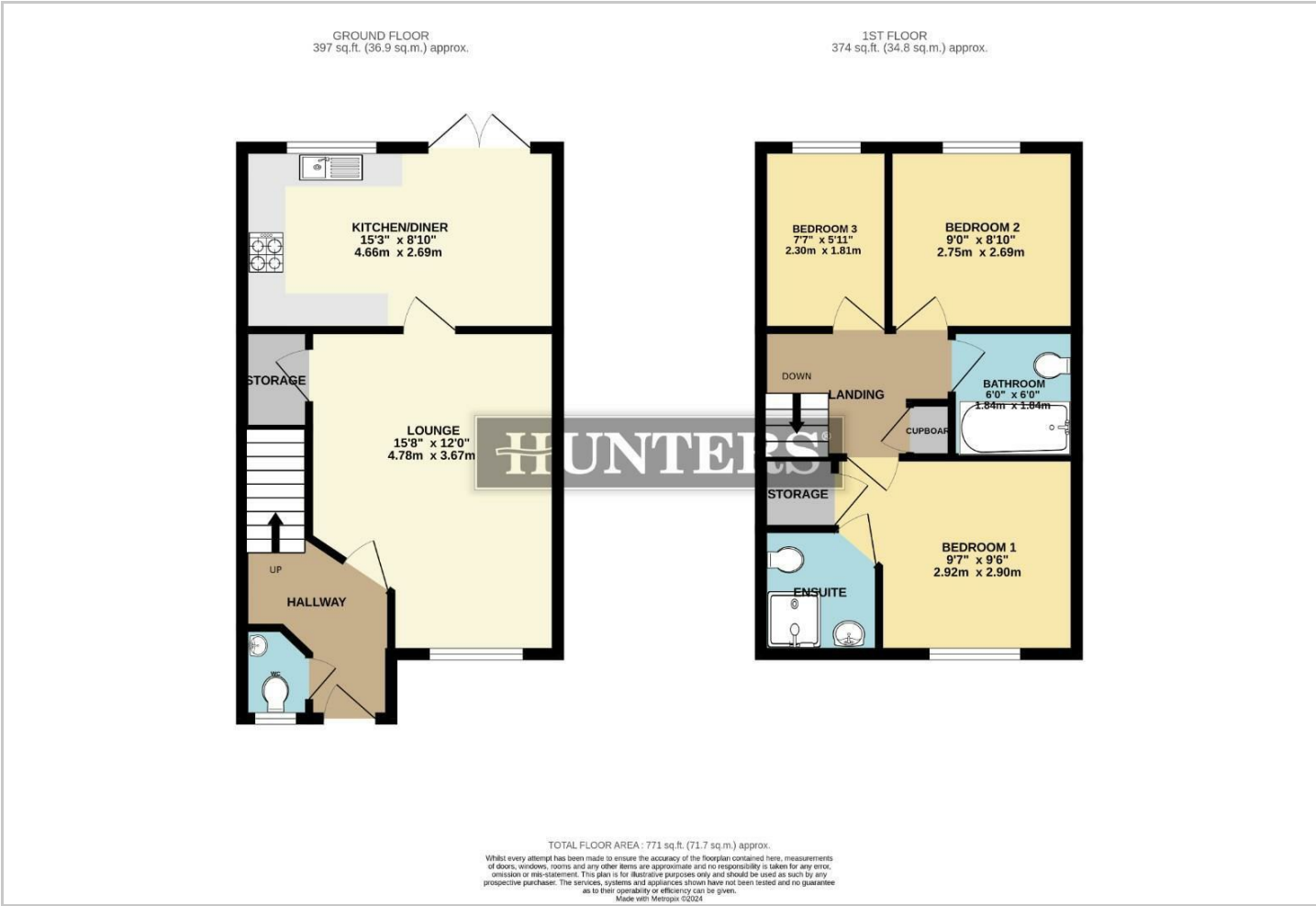
Hybrid Map



Terrain Map



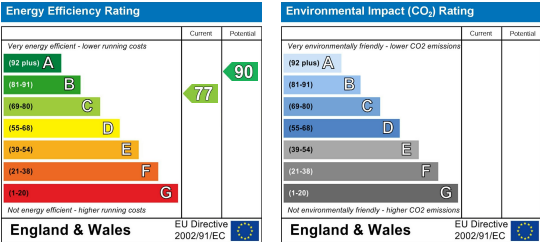
Floor Plan



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.