

# HUNTERS®

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## Wharf Road

Ealand, Scunthorpe, DN17 4JN

Offers In The Region Of £220,000





# 278 Wharf Road

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## Front

Attractive front to the home, which overlooks the green, with a grassed area, sitting adjacent to the driveway, offering ample off road parking. The driveway leads to the garage at the rear, which benefits from electrics.

## Garden

Good sized rear garden, 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.

## Reception Room

11'11" x 13'1" (3.65m x 4.00m)

Reception room to the front of the home, with a large bay window, allowing ample light into the area.

## Kitchen

6'11" x 21'3" (2.12m x 6.48m)

Modern, fitted kitchen, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob and extraction fan - and opens out into the lounge area - making it ideal for family gatherings / entertaining.

## Family Room

12'5" x 13'1" (3.80m x 4m)

Generously sized, neutrally decorated reception room, which leads through to the kitchen and also to the dining room - offering an open plan space.

## Dining Room

7'9" x 12'7" (2.38m x 3.85m)

Handy dining area, with a door accessing the ground floor wc.

## Ground Floor wc

## Bedroom / Reception Room

12'5" x 13'1" (3.80m x 4m)

Ground floor bedroom - which could be used as a further reception room or home office if required, with double doors accessing the rear garden.

## Bedroom 1

10'9" x 12'5" (3.30m x 3.80m)

Double bedroom to the rear aspect of the home.

## Bedroom 2

10'11" x 11'9" (3.35m x 3.60m)

Double bedroom to the front aspect of the property.

## Bedroom 3

7'10" x 7'6" (2.40m x 2.30m)

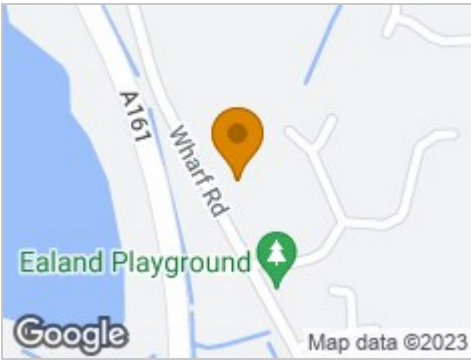
## Bathroom

6'6" x 5'8" (2m x 1.75m)

Bathroom, with neutral white suite and 'P' shaped bath.



Road Map



Hybrid Map



Terrain Map



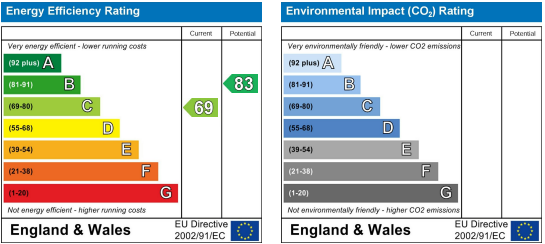
Floor Plan



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.