

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Burringham Road

Scunthorpe, DN17 2DF

Asking Price £175,000



Council Tax: A



# 89 Burringham Road

Scunthorpe, DN17 2DF

Asking Price £175,000



## Front

Set back from the road, this property offers a gravel area, sitting adjacent to the block paved driveway, offering off road parking for several vehicles, leading to the driveway at the rear of the home.

## Garden

Large rear garden, which is predominantly laid to lawn. The garden is surrounded with fencing and mature hedging, offering a degree of privacy to the area.

## Kitchen / Diner

20'4" x 13'4" (6.21m x 4.08m)

Spacious, open plan kitchen / diner to the rear of the home, with ample wall and floor units for storage. The kitchen also benefits from an integrated oven, hob and extractor fan, and has a door accessing the utility / ground floor shower room.

## Shower room / Utility

5'8" x 7'5" (1.73m x 2.28m)

Handy ground floor shower room, with a walk in shower and white suite. The shower room is also used as a utility area, with plumbing for white goods.

## Lounge

12'2" x 13'2" (3.72m x 4.02m)

Neutrally decorated, generously sized lounge to the front of the property, with a bay window allowing ample light into the area.

## Bedroom 1

12'2" x 13'1" (3.72m x 3.99m)

Double bedroom to the front aspect of the property, benefiting from a feature bay window.

## Bedroom 2

11'10" x 13'5" (3.63m x 4.10m)

Neutrally decorated double bedroom to the rear aspect, benefiting from fitted storage.

## Bedroom 3

7'11" x 9'5" (2.42m x 2.88m)

## Bathroom

6'3" x 6'9" (1.91m x 2.06m)

Bathroom with neutral white suite.

This ideal first time buyer / family home, which is beautifully presented throughout, briefly comprises; a generous front lounge, open plan kitchen / diner, ground floor shower room / utility, three bedrooms and a bathroom. To the front of the home there is a gravel area, sitting adjacent to the block paved driveway, leading to the garage. To the rear of the property there is a large garden, which is predominantly laid to lawn. In addition to this the home benefits from a gas central heating system and double glazing. This ideal family home is centrally located, close to local schools, amenities and bus routes. Also close by there is Asda supermarket and the amenities of Ashby, viewing advised!



## Road Map



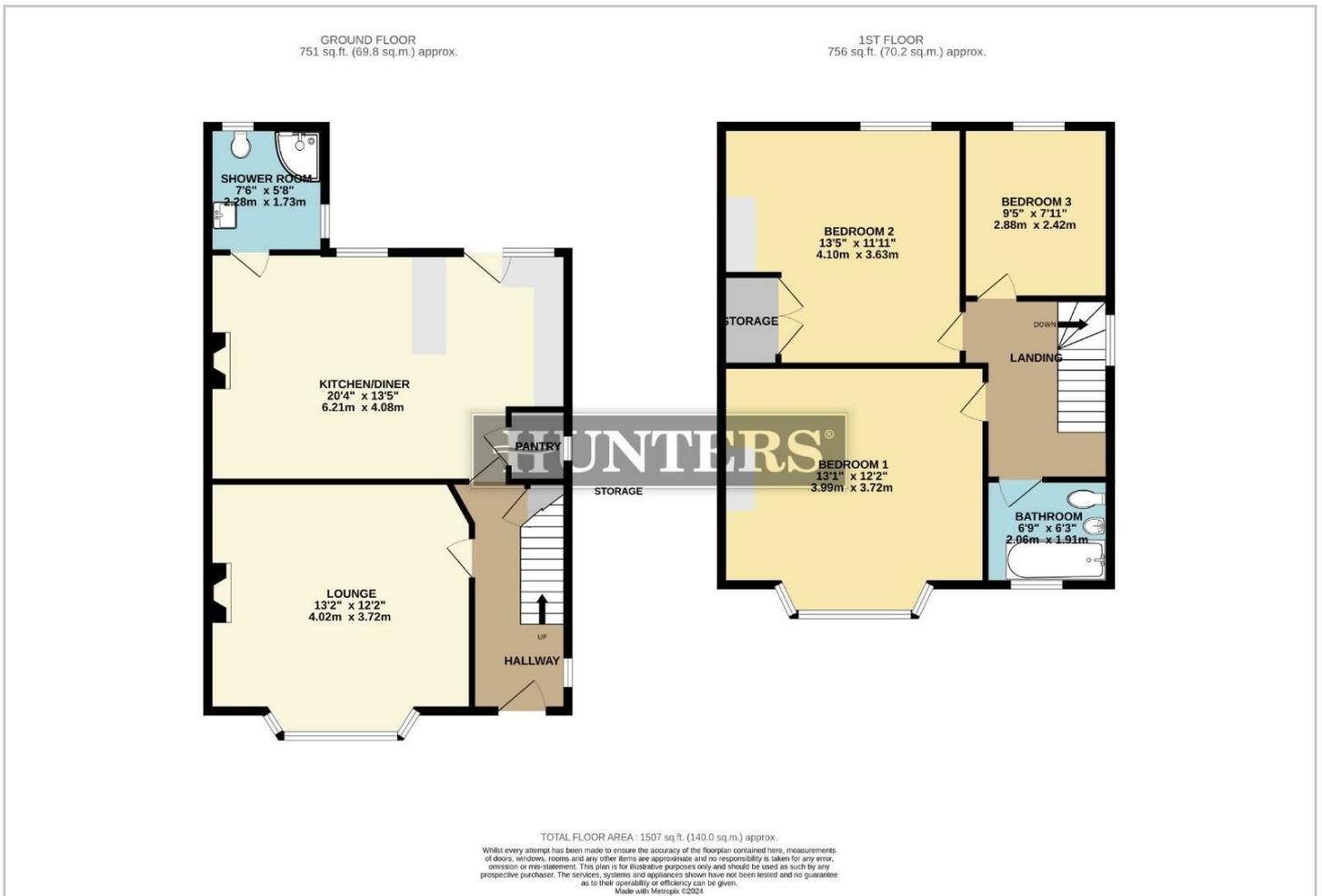
## Hybrid Map



## Terrain Map



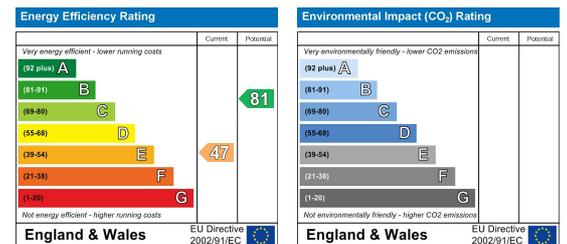
## Floor Plan



## 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.