

# HUNTERS®

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## Ashby Road

Scunthorpe, DN16 2AB

Offers In The Region Of £187,500



Council Tax: C



# 265 Ashby Road

Scunthorpe, DN16 2AB

Offers In The Region Of £187,500



## Front

Attractive front to the property, with a driveway, offering ample off road parking.

## Garden

This large, well-presented garden, is predominantly laid to lawn, with a patio seating area. The garden is surrounded with hedging, offering a degree of privacy to the area.

## Lounge

12'2" 20'10" (3.73 6.37)

Generous lounge to the front aspect of the property, benefiting from a large bay window, offering ample light into the area.

## Sitting Room

12'2" 10'11" (3.71 3.35)

A further reception room to the rear of the home, with a bay window. This room benefits from a log burner.

## Kitchen

23'7" 8'3" (7.20 2.54)

Traditional fitted kitchen toward the rear of the home, with ample wall and floor units for storage. The kitchen also has a door to access the garden.

## Utility

Ground floor cloak room

## Bedroom 1

12'3" 16'4" (3.75 5.00)

Good sized double bedroom to the front aspect of the home.

## Bedroom 2

12'2" 10'11" (3.71 3.35)

Double bedroom to the rear of the property.

## Bedroom 3

6'1" 17'4" (1.87 5.29)

## Bathroom

9'10" 5'6" (3.00 1.68)

Family bathroom with coloured suite.

## Loft Room

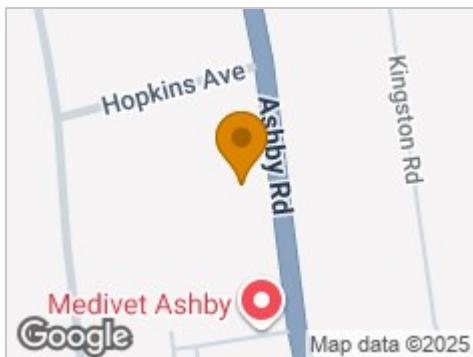
Loft room accessed via loft hatch with pull-down ladders.

This attractive and centrally located family home, briefly comprises; a generous front lounge, fitted kitchen, second reception room, utility area and ground floor cloak room room. To the first floor there are three bedrooms, a family bathroom and a handy loft room accessed via the loft hatch and pull down ladders. To the front of the home there is a shared driveway, offering off-road parking for several vehicles. To the rear of the property there is a large garden, which is predominantly laid to lawn and a free standing garage. In addition to this the home benefits from a gas central heating system and double glazing.

This family home is located close to local schools, amenities and bus routes. Nearby there is the large recreational area of Central Park - with play area, splash park and woodland walks - ideal for families and dog walks. Viewing highly recommended!



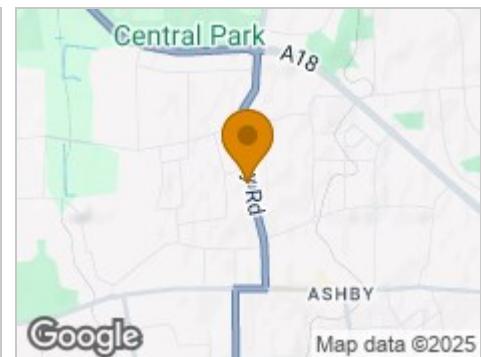
## Road Map



## Hybrid Map



## Terrain Map



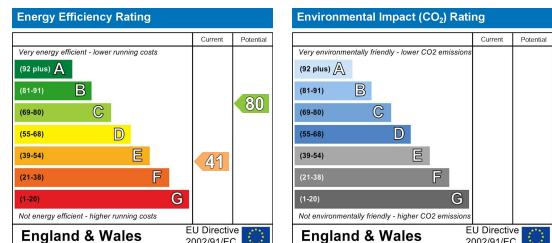
## Floor Plan



## 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.