

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bottesford Lane

Scunthorpe, DN16 3QJ

Offers In The Region Of £160,000



Council Tax: B





# 163 Bottesford Lane

Scunthorpe, DN16 3QJ

## Offers In The Region Of £160,000



### Front / Side

Set on a corner plot - this home offers a grassed area to the front, with the driveway, offering off road parking, to the side of the home - leading to the garage.

### Garden

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

### Lounge

13'2" x 13'7" (4.03m x 4.16m)

Beautifully presented front lounge, which is neutrally decorated.

### Reception Room 2

9'11" x 11'5" (3.04m x 3.49m)

Second reception room to the rear of the home, currently being used as a dining area, but could be used as a play room / sitting area if required. The room has sliding doors accessing the garden.

### Sun Room

7'0" x 10'0" (2.15m x 3.07m)

Handy sun room, offering a good sized space to sit, with views over the garden.

### Kitchen

8'4" x 9'6" (2.55m x 2.92m)

Fitted kitchen to the rear aspect, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob, extractor fan and dishwasher.

### Bedroom 1

11'5" x 11'7" (3.49m x 3.55m)

Double bedroom to the rear of the property, benefiting from ample fitted storage.

### Bedroom 2

12'8" x 12'11" (3.87m x 3.96m)

Double bedroom to the front of the home.

### Bedroom 3

6'6" x 7'6" (2 x 2.30m)

### Bathroom

5'10" x 8'4" (1.80m x 2.55m)

Fully tiled bathroom, with neutral suite and fitted storage.

This ideal family home, - which is well maintained throughout, briefly comprises; a generous front lounge, second reception room, kitchen and sun room. To the first floor there are three bedrooms and a family bathroom. In addition to this the home benefits from a gas central heating system and double glazing.

This property, which neutrally presented internally, is located in a central position, close to local schools, amenities and bus routes. Also nearby there is Ashby High Street, offering a variety of individual shops, restaurants and a weekly market. Viewing advised!



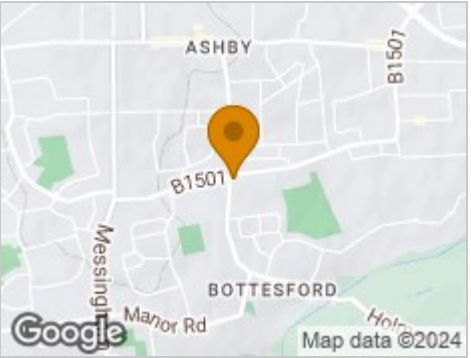
Road Map



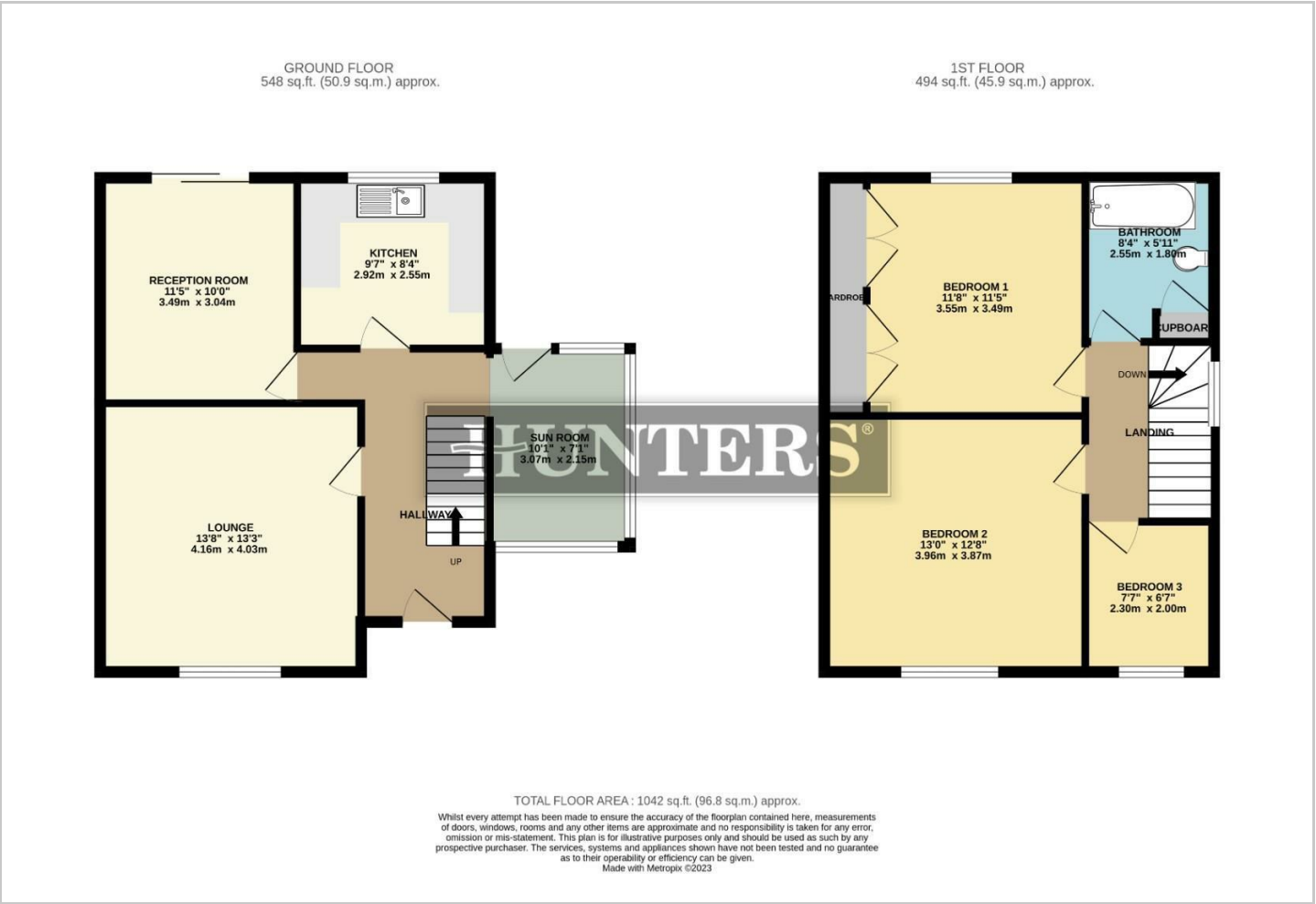
Hybrid Map



Terrain Map



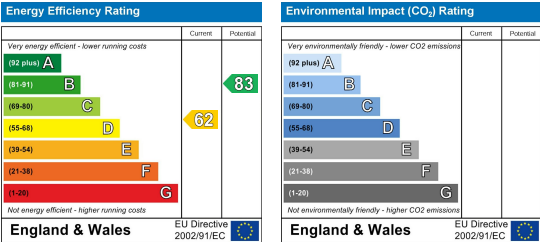
Floor Plan



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.