

# HUNTERS®

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## St. Andrews Drive

Burton-Upon-Stather, Scunthorpe, DN15 9BX

Offers In The Region Of £250,000



Council Tax: D

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# 14 St. Andrews Drive

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## Front

## Garden

Good sized garden, which is predominantly laid to lawn, with a patio seating area. The garden also houses the garage and has a space for off road parking.

## Living Room

17'8" x 13'1" (5.38m x 4.00m)

This spacious living room offers a welcoming environment with plenty of natural light. The generous proportions create a versatile space perfect for both relaxation and entertaining.

## Dining Room

13'1" x 11'3" (4.00m x 3.44m)

Adjoining the living room, the dining room is pleasantly sized and ideal for family meals or social gatherings.

## Kitchen

11'3" x 9'11" (3.43m x 3.03m)

The kitchen is conveniently positioned next to the dining area, offering practical workspace with a layout that includes a sink and cooking facilities. The kitchen opens out to the dining area, making it ideal for entertaining and family gathering.

## Conservatory

14'8" x 7'7" (4.46m x 2.30m)

The conservatory extends the living space to the rear of the property, offering an enjoyable spot to appreciate garden views.

## Bedroom 1

11'10" x 11'5" (3.60m x 3.47m)

Double bedroom which has neutral décor.

## Bedroom 2

11'8" x 11'5" (3.55m x 3.47m)

This second bedroom is a generous size, well-suited to a variety of uses such as a children's room or guest accommodation.

## Bedroom 3

10'6" x 9'10" (3.20m x 3.00m)

Good sized third double bedroom.

## Bedroom 4

13'1" x 9'10" (4.00m x 3.00m)

Bedroom four is another well-proportioned room, suitable for use as a child's room, guest bedroom, or study. It receives plenty of natural daylight from the window.

## Bedroom 5

9'11" x 7'3" (3.01m x 2.22m)

Good sized third bedroom.

## Bathroom

8'3" x 7'3" (2.52m x 2.20m)

The bathroom is centrally located on the first floor and includes a bath, washbasin, and WC. Its practical layout offers convenience for family living.

This spacious family home, which is being offered with no onward chain, briefly comprises; a fitted kitchen / diner, two generous reception rooms, conservatory and ground floor wc. To the first floor there are five good sized bedrooms and a family bathroom. Externally the home has a garden, which is predominantly laid to lawn, with a patio seating area. There is also off road parking and a garage at the rear. In addition to this the home benefits from a gas central heating system and double glazing.

This property - with a little attention - would make a great family home and is located in the popular village of Burton, close to local schools, amenities and bus routes. Also nearby there is Scunthorpe - offering further services.

Viewing advised!



## Road Map



## Hybrid Map



## Terrain Map



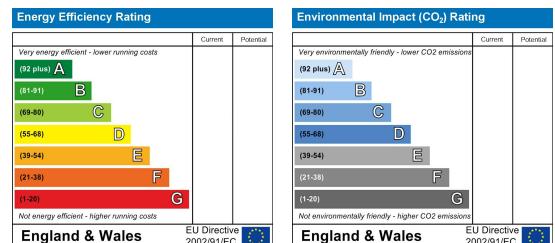
## Floor Plan



## 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.