

HUNTERS®

HERE TO GET *you* THERE



Plum Tree Way

Scunthorpe, DN16 1LL

Offers In The Region Of £135,000



Council Tax: A



31 Plum Tree Way

Scunthorpe, DN16 1LL

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Front

Front of the home, which has a shared driveway, leading through a gate to the rear - which offers off road parking and a garage - which benefits from electrics.

Garden

Good sized garden, which is part patio and part laid to lawn. The garden is surrounded with wall and fencing, offering a degree of privacy to the area.

Lounge / Diner

23'1" x 14'11" (7.04m x 4.55m)

Generously sized lounge / diner to the front of the home - with two bay windows offering ample light to the area.

Kitchen / Diner

19'7" x 7'5" (5.99m x 2.28m)

Fitted kitchen / diner, with ample wall and floor units for storage. The kitchen benefits from an integral oven, hob and fridge / freezer - and leads through to the utility area at the rear - which could be opened out (with relevant permissions).

Utility / Conservatory

14'1" x 10'0" (4.30m x 3.06m)

Handy utility / conservatory to the rear of the property.

Ground floor wc

Bedroom 1

11'5" x 13'3" (3.50m x 4.04m)

Double bedroom to the front of the property, with fitted storage.

Bedroom 2

11'5" x 9'3" (3.48m x 2.84m)

Double bedroom to the rear of the home.

Bedroom 3

11'5" x 10'1" (3.48m x 3.08m)

Good sized third bedroom.

Bathroom

11'5" x 7'11" (3.49m x 2.43m)

Large bathroom, with neutral suite.

This deceptively spacious property, which offers a great space and scope for modernisation, briefly comprises; a generous lounge / diner, fitted kitchen / diner, utility room, ground floor wc, three double bedrooms and large family bathroom. To the front of the home there is a shared driveway, leading through a gate to the rear of the home - with off road parking and a garage. Also to the rear there is a good sized garden, which is part patio seating area and part laid to lawn. In addition to this the property benefits from a gas central heating system and double glazing.

This home, which is being offered with no onward chain, is centrally located between Ashby and Scunthorpe - close to local schools, amenities and bus routes. Also nearby there is central park - offering a large recreational area, with woodland walks and play area. Viewing advised!



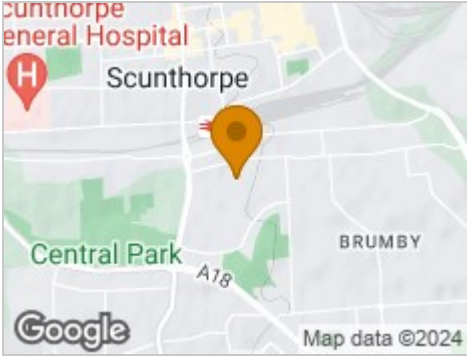
Road Map



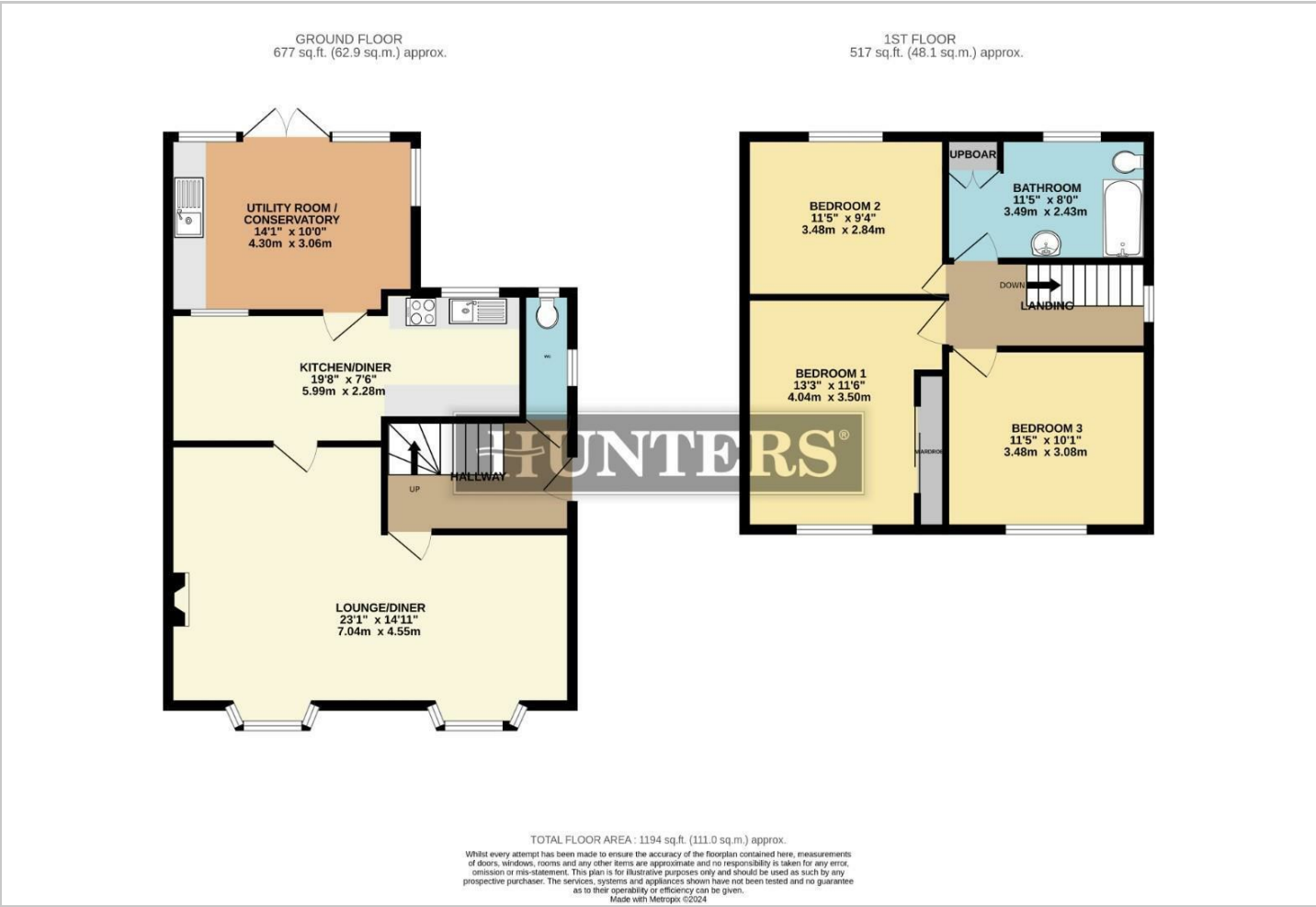
Hybrid Map



Terrain Map



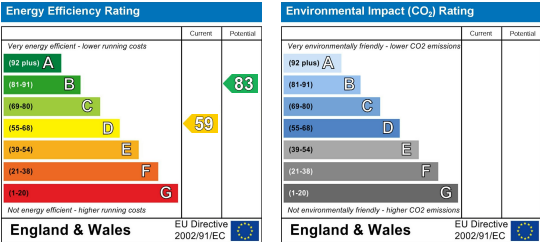
Floor Plan



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.