

# HUNTERS®

HERE TO GET *you* THERE



## North Street

Scunthorpe, DN17 3JR

Offers In The Region Of £380,000



Council  
Town Hall



# 23a North Street

Scunthorpe, DN17 3JR

Offers In The Region Of £380,000



## Living Room

17'11" x 12'8" (5.47m x 3.85m)

A spacious living room adorned with a large bay window that floods the space with natural light. The neutral walls and clean lines provide a calm atmosphere, perfect for relaxing or entertaining guests.

## Kitchen/Diner

22'11" x 13'10" (6.99m x 4.21m)

This generous kitchen and dining area features a bright and airy feel, opening into an adjoining sunroom with a vaulted ceiling and a skylight, enhancing the natural light throughout. The space is complemented by large bi-fold doors that lead out to the rear garden, creating a seamless indoor-outdoor flow.

## Sun Room

12'4" x 11'0" (3.77m x 3.36m)

The sunroom, leading from the kitchen / diner, is bright and welcoming, featuring a vaulted ceiling with a skylight and large windows alongside bi-fold doors that open out onto the patio, offering plenty of light and easy access to the garden.

## Utility Room

13'10" x 5'1" (4.21m x 1.56m)

A separate utility room with a window for natural light and enough space for laundry appliances and additional storage, providing practical convenience off the kitchen area.

## Sitting Room

15'6" x 8'9" (4.72m x 2.67m)

A well-proportioned sitting room positioned at the front of the house, offering a quiet retreat or

additional reception space with a large window for daylight.

## Bedroom 1

14'9" x 12'8" (4.50m x 3.85m)

Bedroom 1 is a spacious room featuring a large window and a door leading to a private ensuite bathroom. The room benefits from a walk-in wardrobe area, providing ample storage and a comfortable sleeping space.

## Ensuite

A modern ensuite shower room with tiled walls, a glass shower enclosure, a toilet, and a vanity unit with a basin, designed for convenience and comfort.

## Bedroom 2

13'10" x 8'9" (4.21m x 2.67m)

Bedroom 2 offers a bright space with a double window and built-in wardrobe, providing a comfortable sleeping or guest room option.

## Bedroom 3

10'9" x 8'9" (3.28m x 2.67m)

Bedroom 3 is a cosy room with a double window and built-in wardrobe, ideal for a child's room or home office.

## Bedroom 4

13'10" x 12'2" (4.21m x 3.72m)

Bedroom 4 is a generous double room with a large window, well suited for family or guests.

## Bathroom

10'0" x 9'0" (3.05m x 2.74m)

The family bathroom is a luxurious space featuring a freestanding bath, a separate shower cubicle with a

glass screen, a toilet, and a vanity unit with twin basins. The walls are tiled with a marble-effect finish, and the flooring has a wood effect for added warmth and style.

### Landing

The landing provides access to all bedrooms and the family bathroom, with a central staircase leading down to the entrance hall below, creating a functional and well-organised layout.

### Entrance Hall

The entrance hall is the welcoming heart of the home, leading you into the living room, sitting room, kitchen/diner, and utility room, with stairs rising to the first floor and an under-stairs cupboard for extra storage.

### Rear Garden

A spacious and private rear garden featuring a large paved patio area ideal for outdoor dining and entertaining. The garden is enclosed by fencing, offering a secure and peaceful outdoor space.

### Front Exterior

The front exterior offers a gravel driveway providing

ample parking space and a traditional brick facade that complements the overall style of the house, welcoming you inside with a covered porch.



## Road Map



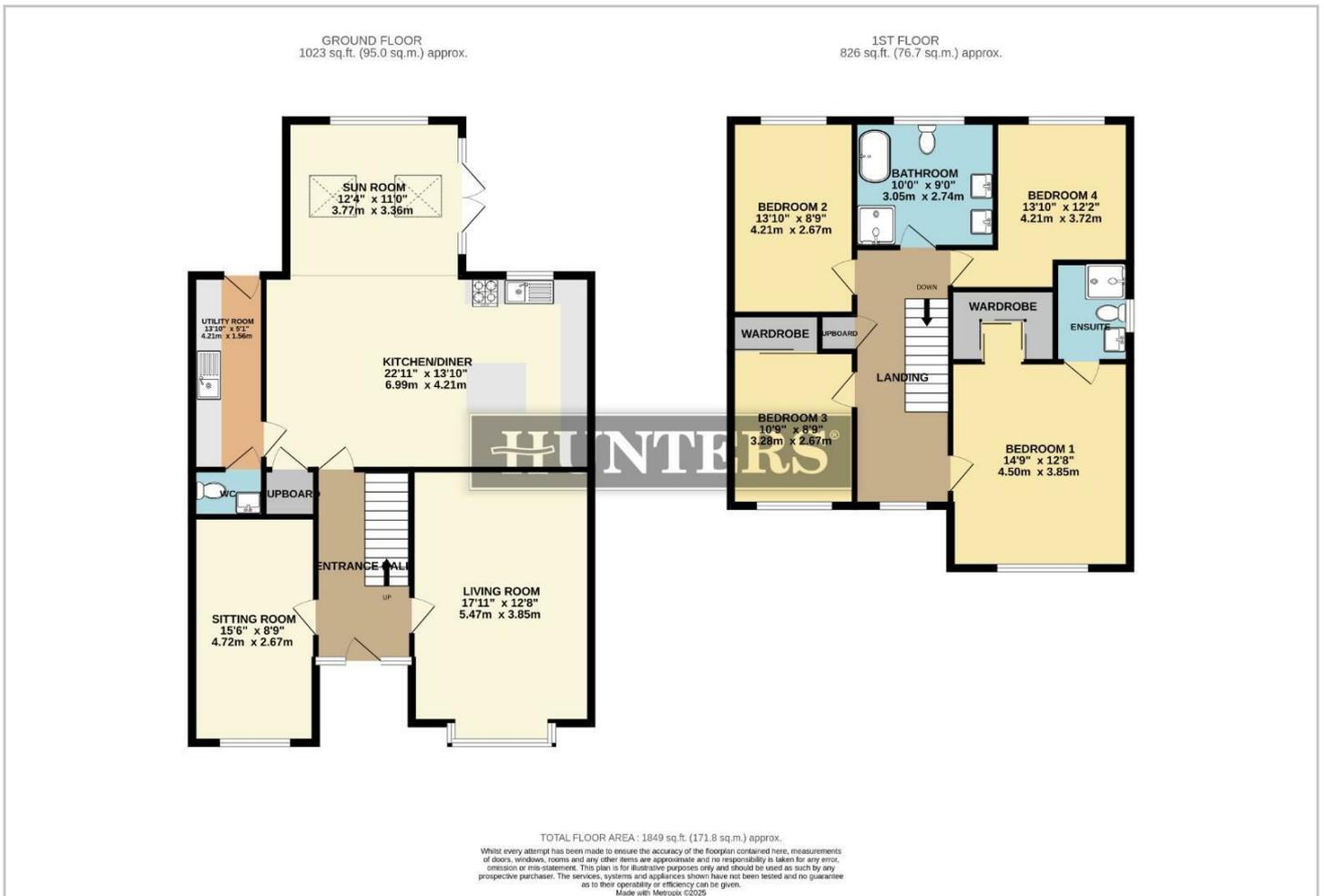
## Hybrid Map



## 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.