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HERE TO GET *you* THERE



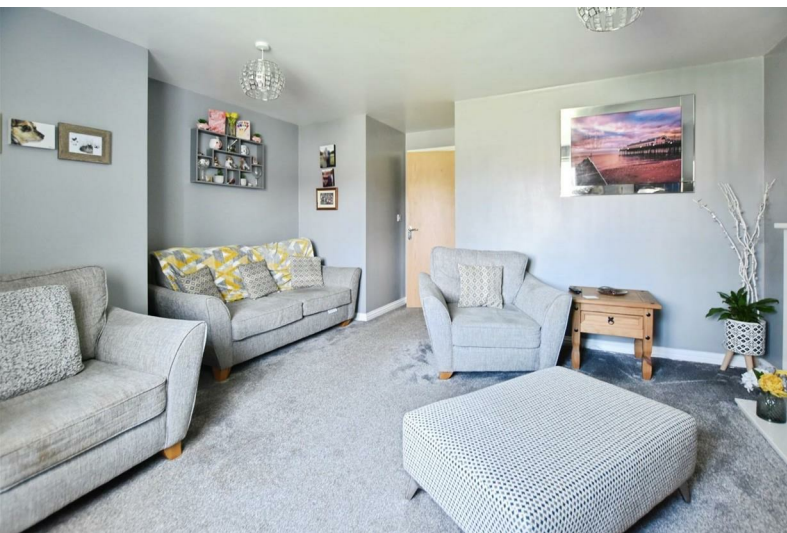
Pintail Close

Scunthorpe, DN16 3UG

Offers In The Region Of £83,000



Council Tax: B



30 Pintail Close

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Exterior

Lounge

14'1" x 12'9" (4.31m x 3.89m)

Neutrally decorated, well presented lounge to the front of the home.

Kitchen

7'8" x 8'6" (2.35m x 2.61m)

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

Bedroom 1

9'9" x 14'3" (2.98m x 4.35m)

Neutrally decorated, double bedroom.

Bedroom 2 / Second Reception Room

8'5" x 10'3" (2.59m x 3.14m)

Further room, which could be used as a bedroom, or sitting area - depending on requirements.

Bathroom

5'2" x 6'2" (1.60m x 1.90m)

Modern shower room, with neutral suite and walk in shower.

Offering spacious, immaculately presented accommodation together with the convenience of ground-floor living, this superb two-bedroom apartment represents an excellent opportunity for a wide range of buyers.

With an ****EPC C rating, gas central heating and double glazing****, the property is also energy efficient and designed with manageable day-to-day running costs in mind.

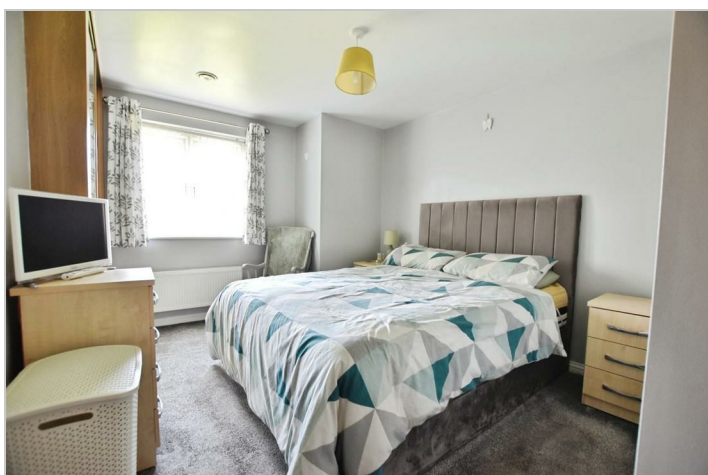
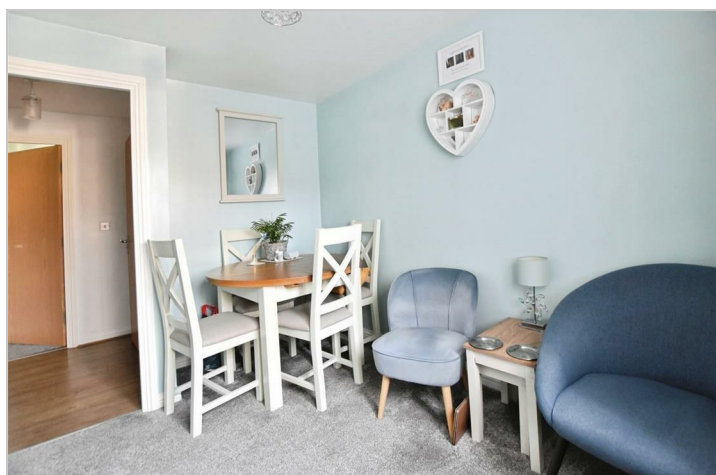
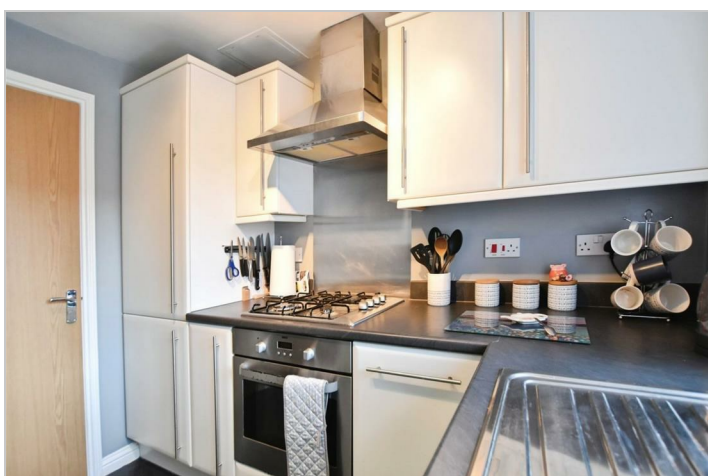
The deceptively spacious accommodation briefly comprises a generous lounge, ****two genuine double bedrooms****, a modern fitted kitchen and contemporary shower room. The apartment has been neutrally decorated throughout and is presented in excellent condition, meaning a new owner can move straight in with very little to do.

Being situated entirely on the ****ground floor is a significant advantage****, providing easy-access accommodation that may particularly appeal to buyers looking to avoid stairs or searching for a more practical, manageable home.

Externally, the property also benefits from its own ****allocated parking space****.

The location is another major selling point, positioned conveniently for local shops, amenities and transport links, while the picturesque walks around ****Bottesford Beck and Ashby Ville Nature Reserve**** are also within easy reach.

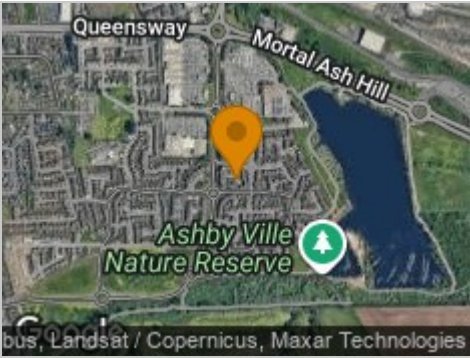
For buyers searching for a spacious, well-presented and energy-efficient home in a convenient ground-floor position, this property deserves to be viewed.



Road Map



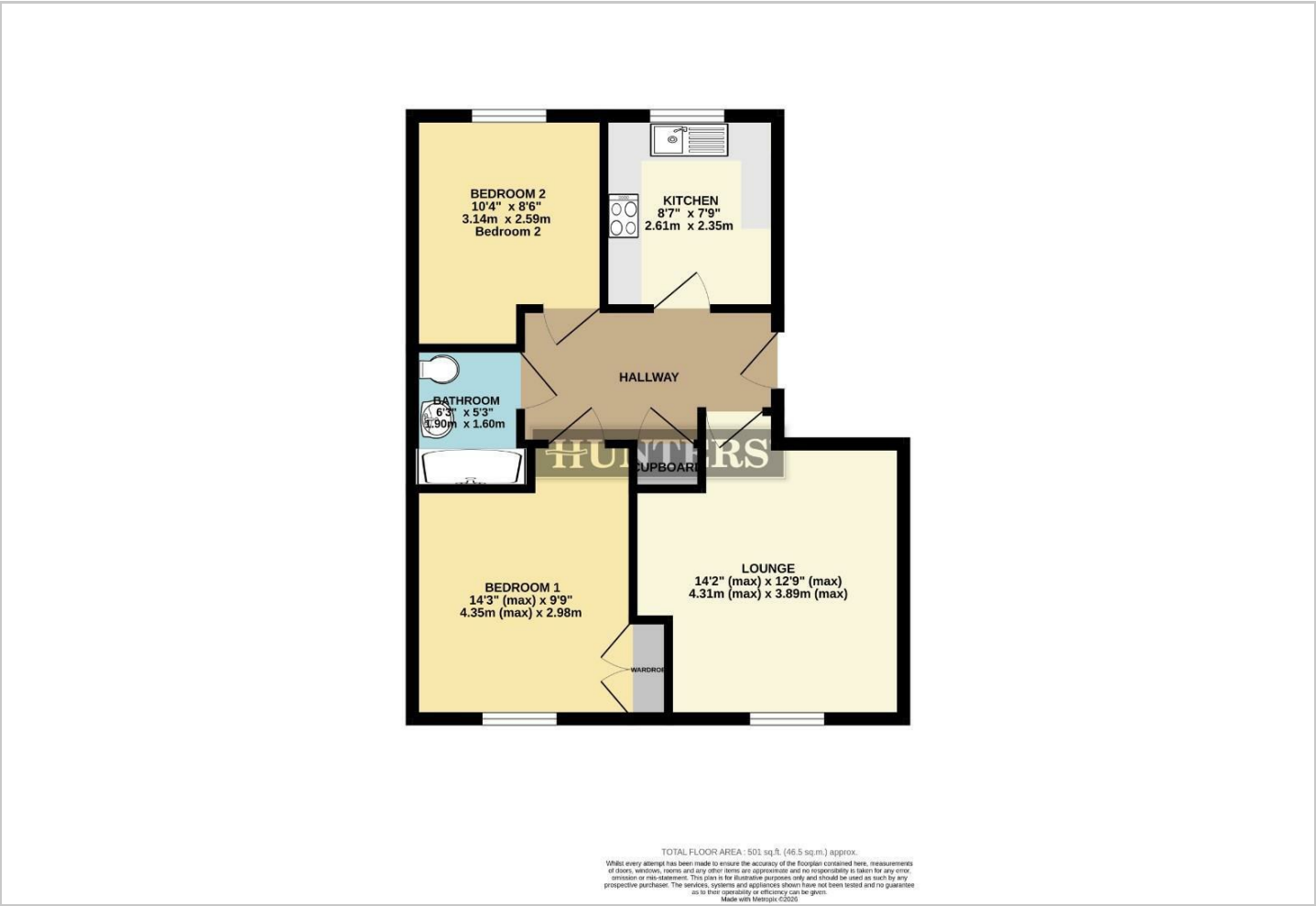
Hybrid Map



Terrain Map



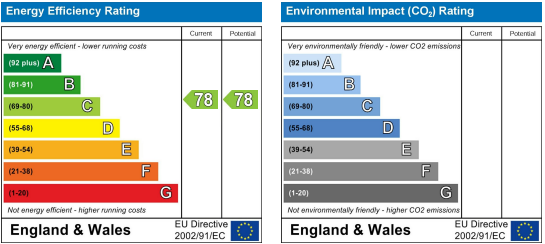
Floor Plan



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.