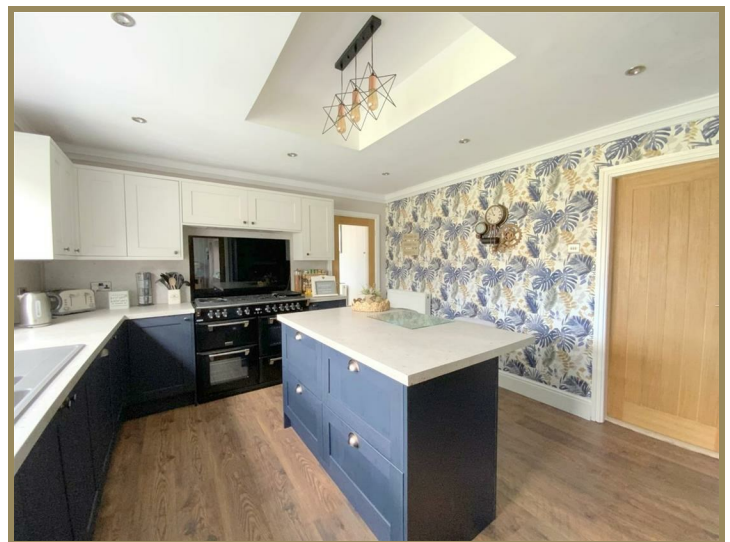




11 College Avenue, Scartho, North East Lincolnshire, DN33 2JJ
£350,000

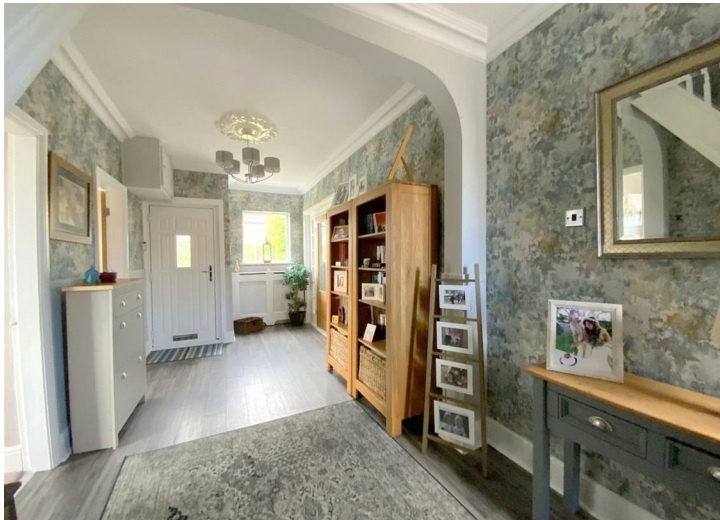
Key Features:

- Deceptively Spacious Detached Bungalow
- Superb Family Accommodation
- Three Double Bedrooms
- Two Large Reception Rooms
- Luxury Sized Family Bathroom
- Modern Fitted Kitchen
- Utility/WC
- Generous Private Gardens
- Ample Driveway Parking

Located off Louth Road, this extended 1920's detached bungalow offers generously proportioned and versatile family accommodation, in a popular and well established area of Scartho.

Surprisingly spacious, the well planned interior layout features a welcoming entrance hall, lounge, a superb rear living room/orangery overlooking the rear garden, a modern fitted kitchen, and a separate utility room/wc. There is a large size family bathroom with bath and separate shower, and three double bedrooms - two on the ground floor and a main bedroom upstairs.

Externally, the property occupies a generous corner position with ample parking, including ideal space for a caravan or motorhome, and a lawned garden at the rear perfect for family life and entertaining. A home ideal for families seeking space and flexibility, situated within catchment of highly recommended schools, and close to the village centre which is well served by local amenities.



ENTRANCE HALL

23'3" x 8'4" (7.11 x 2.56)

A welcoming entrance hall sets the tone, offering a sense of space and flow that continues throughout the property. Accessing the bedrooms and bathroom, and featuring French doors opening into the lounge.

LOUNGE

27'3" x 12'10" (8.32 x 3.93)

A full width lounge, with side aspect windows including bay, and feature fireplace ideal for an electric stove.

KITCHEN

13'11" x 12'5" (4.26 x 3.80)

A well-appointed kitchen featuring a large range of shaker style units and contrasting work surfaces incorporating a composite sink. Appliances include a dual fuel range cooker with extractor over, built-in microwave, integrated fridge/freezer and dishwasher. Central breakfast bar island including pan drawers. Window to rear aspect.

UTILITY/CLOAKROOM

12'0" x 8'0" (3.67 x 2.44)

Providing further storage, and butchers block style worktops incorporating a Belfast sink. Plumbing for a washing machine and dryer space. Side aspect window and entrance door. Access to cloak/wc with hand basin.

REAR LIVING ROOM/ORANGERY

20'9" x 13'5" (6.33 x 4.10)

Providing additional living space, featuring a roof lantern, and French doors opening onto the garden.

BEDROOM 2

12'9" x 10'11" (3.89 x 3.33)

Measured into bay.
To front aspect.

BEDROOM 3

11'6" x 11'6" (3.51 x 3.51)

A further double bedroom, to front aspect.

FAMILY BATHROOM

14'7" x 8'11" (4.47 x 2.74)

A much larger than average sized bathroom, featuring a freestanding bath, large shower enclosure, and fitted storage incorporating a granite top, wash basin and wc. Heated towel rail. Obscure glazed windows.

FIRST FLOOR

BEDROOM 1

26'7" x 9'4" (8.12 x 2.86)

Measured at maximum width.

Benefiting a large range of fitted storage/wardrobes/dressing table. Rear aspect window, and Velux skylight.

OUTSIDE

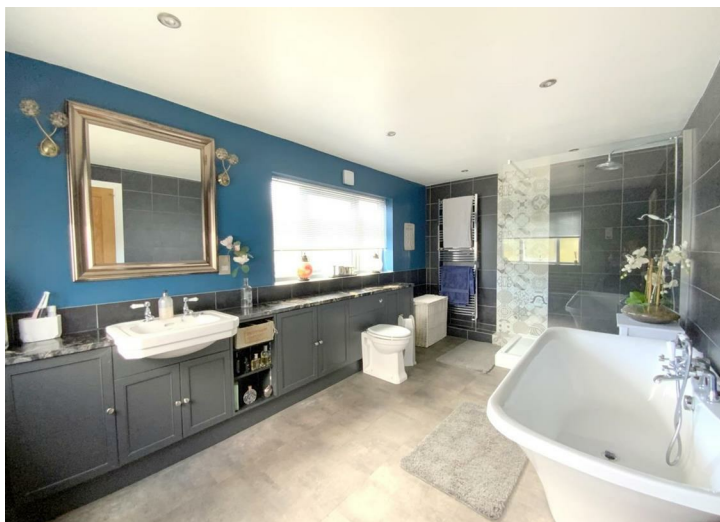
The bungalow enjoys a generous plot in a private, established, and well-screened corner position having ample road parking space. Gardens lie mainly to the side and rear, including lawn, decking, and a large paved terrace - ideal for outdoor dining and large scale entertaining. A summer house and shed provide additional storage and flexibility.

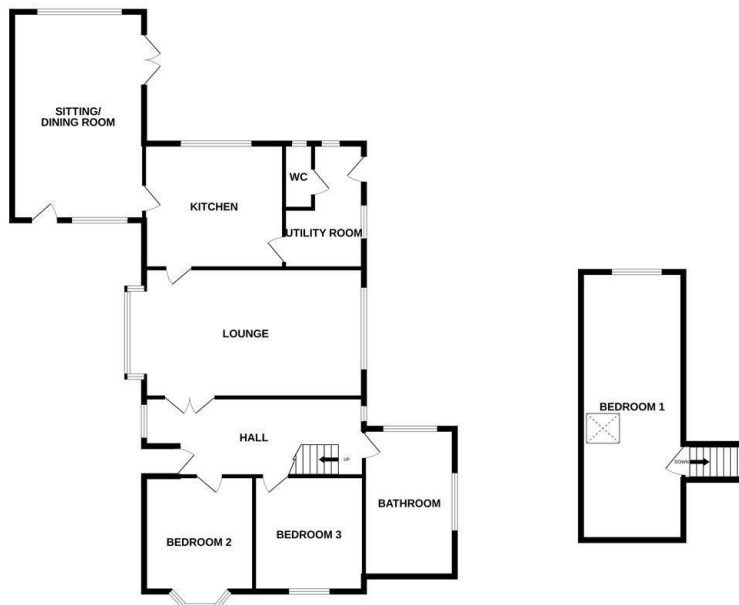
TENURE

Freehold

COUNCIL TAX BAND

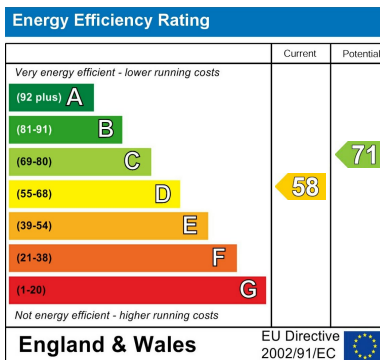
D





TOTAL FLOOR AREA: 1689 sq ft (157.0 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure 12/05



Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore