



## 20 DALE PARK AVENUE SCUNTHORPE, DN15 9UY

**£300,000**  
**FREEHOLD**

Welcome to Dale Park Avenue, Winterton – a highly sought-after and rarely available location. This detached, four-bedroom bungalow offers spacious and versatile accommodation, ideal for family living or those seeking single-level living without compromising on space.



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## 20 DALE PARK AVENUE



### DESCRIPTION

Set on a generous plot, the property benefits from:

A double garage

Good-sized, private gardens

Ample off-road parking to the front

Step inside to find a large entrance hallway with a double storage cupboard, leading to a forward-facing living room featuring a charming log-burning stove. There's also a formal dining room, perfect for entertaining, and a well-sized kitchen offering plenty of potential.

The bungalow includes four bedrooms, a large family bathroom, a utility room, and a separate WC, providing all the essentials for comfortable, flexible living.

Offered with vacant possession, the property is ready for its new owners to move in and make it their own. It's rare to see a bungalow with this much space and potential come to market in such a prime location—don't miss your chance to view!

### ENTRANCE

Via uPVC door into hallway with light to ceiling, large storage cupboard and radiator

### LIVING ROOM

Light and coving to ceiling, uPVC double glazed window to front aspect and two uPVC double glazed windows to the side aspect, feature log burning stove and radiator

### DINING ROOM

Light to ceiling, uPVC double glazed window to side aspect and radiator

### KITCHEN

Light to ceiling, uPVC double glazed window to side and rear aspect, the kitchen has a range of matt handleless wall and base units with laminate worktops, composite one and half drainer sink unit, space and plumbing for a dish washer, space for an American style fridge freezer, eye level electric fan assisted oven and grill, induction hob

### UTILITY

Light to ceiling, uPVC half glazed door to rear aspect, space and plumbing for a washing machine

### WC

Light to ceiling, WC and hand wash basin

### INNER HALLWAY

Light and loft hatch access with pull down loft ladder, storage cupboard

### BEDROOM ONE

Light to ceiling, uPVC double glazed window to front aspect, built in wardrobes and matching drawers and radiator

### BEDROOM TWO

Light to ceiling, uPVC double glazed window to rear aspect and radiator

### BEDROOM THREE

Light to ceiling, uPVC double glazed window to front aspect and radiator

### HOME OFFICE/BEDROOM FOUR

Currently being utilised as a home office but would also make a generous 4th bedroom. Currently Light to ceiling, uPVC double glazed window to rear aspect, built in shelves and storage and radiator

### BATHROOM

Light to ceiling, uPVC double glazed window, walk in shower, hand wash basin, low flush WC and storage cupboard

## EXTERNAL

As you approach the front of the bungalow, you're greeted by a sweeping driveway offering excellent off-road parking for several vehicles. This leads to a double garage with an electric up-and-over door. The front garden features a neatly laid lawn bordered by dwarf brick walling.

To the rear, the garden is generous in size and also laid to lawn, complemented by a large patio area to the left. It's a true blank canvas, offering plenty of potential for landscaping and personalisation—perfect for putting your own stamp on it.

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### ADDITIONAL INFORMATION

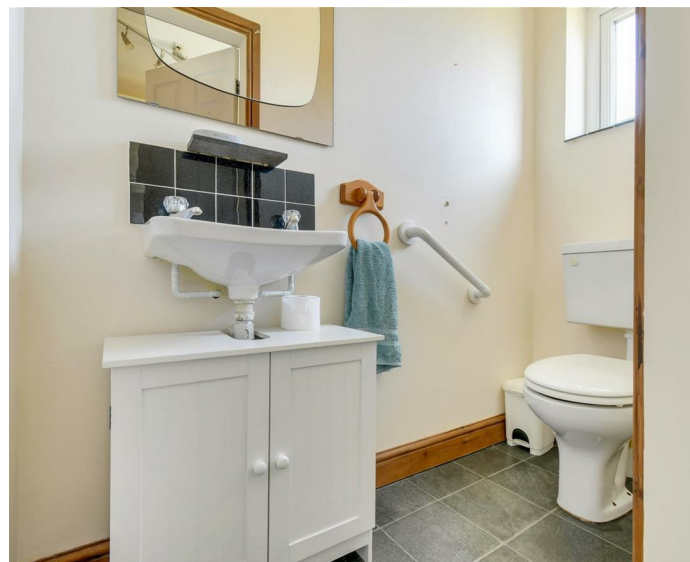
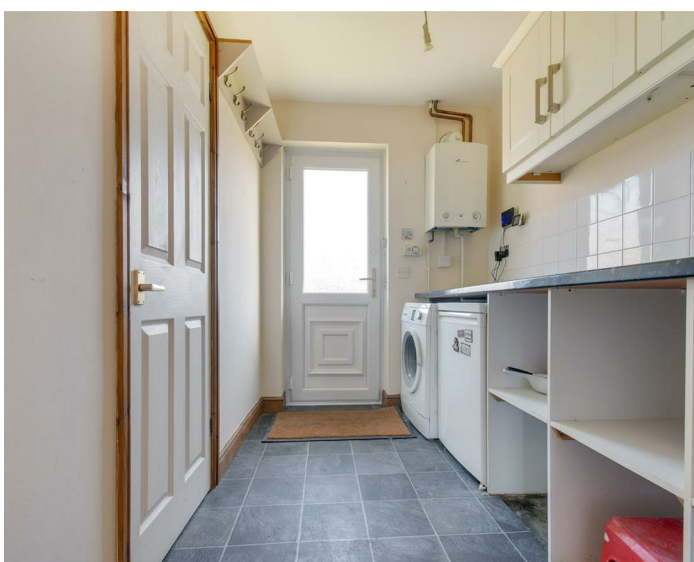
**Local Authority –**

**Council Tax – Band D**

**Viewings – By Appointment Only**

**Floor Area – 1561.00 sq ft**

**Tenure – Freehold**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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