



**3 ELLISON AVENUE**  
**SCUNTHORPE, DN16 3TD**

**£220,000**  
**FREEHOLD**

Welcome to Ellison Avenue, Bottesford – a fantastic opportunity for first-time buyers or young families seeking a spacious and well-presented home in a quiet, highly desirable location.



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01724 642002

### 3 ELLISON AVENUE

#### DESCRIPTION

Set on a peaceful residential road, the property is ideally placed close to well-regarded junior and secondary schools, making it an excellent choice for family life.

Inside, the home offers a welcoming layout designed for both comfort and practicality. At the front, a handy porch and boot room lead into a generous, forward-facing living room, filled with natural light and perfect for relaxing or entertaining. To the rear, the newly fitted kitchen and dining area provides a modern hub for the household, complete with integrated appliances and French doors that open directly onto the garden, creating a wonderful space for gatherings and family meals.

Upstairs, the property continues to impress with four unusually large double bedrooms, including a spacious master. The modern family bathroom is finished to a high standard, featuring a panel bath as well as a separate walk-in shower cubicle for added convenience.

Externally, the rear garden is mainly laid to lawn and enjoys excellent privacy, complemented by a generous patio area that is ideal for outdoor dining and summer entertaining. To the front, the property benefits from block-paved off-street parking and an attached garage with an up-and-over door, providing both practicality and security.

This is a rare opportunity to secure a four double-bedroom home in such a sought-after area, offering the perfect balance of space, style, and location.

Entrance Hall -

Lounge - 5.06 x 3.27 (16'7" x 10'8") -

Kitchen Diner - 2.58 x 5.95 (8'5" x 19'6") -

Landing -

Bedroom One - 3.23 x 2.93 (10'7" x 9'7") -

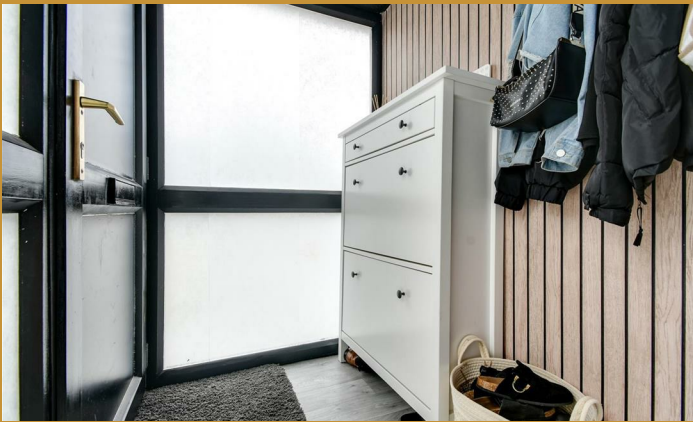
Bedroom Two - 2.65 x 2.95 (8'8" x 9'8") -

Bedroom Three - 2.38 x 3.00 (7'9" x 9'10") -

Bedroom Four - 2.58 x 2.99 (8'5" x 9'9") -

Bathroom - 2.63 x 2.00 (8'7" x 6'6") -

Garage - 5.46 x 2.58 (17'10" x 8'5") -



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### ADDITIONAL INFORMATION

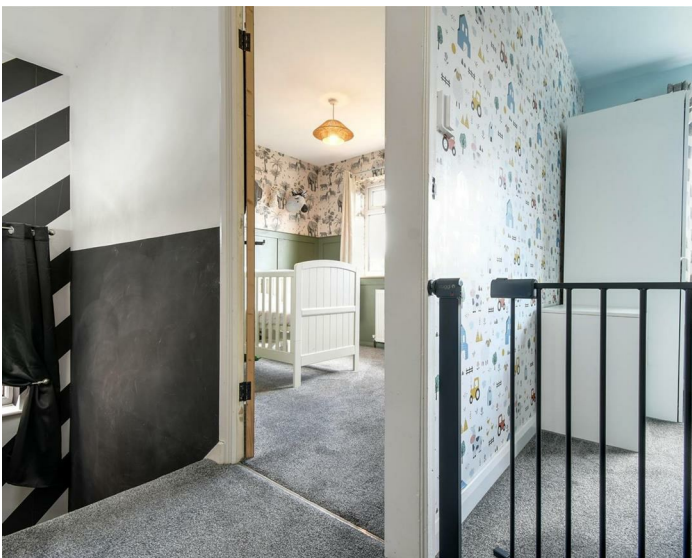
Local Authority –

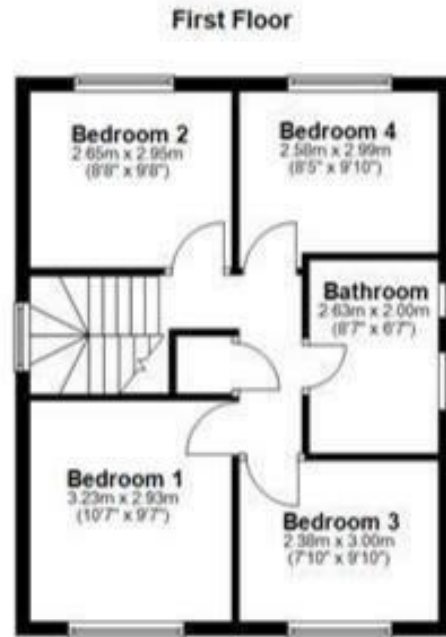
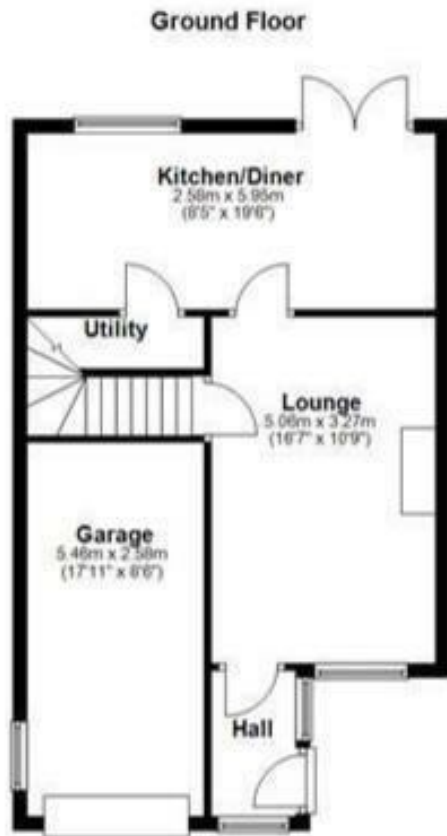
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1292.00 sq ft

Tenure – Freehold





Total area: approx. 101.7 sq. metres (1094.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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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