



12 EGTON AVENUE SCUNTHORPE, DN17 3SY

£285,000
FREEHOLD

Welcome to Egton Avenue in Messingham — an incredibly impressive, extended and fully refurbished semi-detached dormer bungalow, finished to an exceptional standard and offering a rare blend of style, comfort and breathtaking open views.



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DESCRIPTION

From the moment you arrive, the home sets the tone with good off-street parking, a laid-to-lawn front garden, and views stretching across the side and front of the property.

Step inside into a beautiful, spacious living room complete with a log-burning stove, perfect for cosy evenings. Beyond this sits a stunning modern industrial-chic kitchen breakfast room, designed with both practicality and character in mind. To the rear, an additional sitting room offers fantastic flexibility — ideal as a second reception space, home office, or even a fourth bedroom, giving versatility to suit a variety of lifestyles.

The ground floor also features an incredible hotel-style bathroom, complete with a freestanding bath and exposed feature brick wall, as well as a ground-floor bedroom with its own toilet facilities, providing excellent accessibility and convenience.

Heading up to the first floor, the master bedroom is nothing short of spectacular — boasting full bi-fold doors opening onto a Juliet balcony, allowing you to fully immerse yourself in those panoramic views. The master further benefits from its own en-suite shower room. A second generous double bedroom also occupies this level, again complete with toilet facilities for everyday comfort.

The rear garden is where this property truly comes to life. Designed for both relaxation and entertainment, it features a fully insulated and electrically connected log cabin — affectionately nicknamed “The Dog House”. This incredible space includes a full bar, log-burning stove, and a dining area, making it perfect for hosting family gatherings, Christmas parties, summer evenings, and everything in between.

A truly rare and special property, showcasing high-quality renovation, versatile living

ENTRANCE/LIVING ROOM

Accessed through a composite door with uPVC double

glazed window to front aspect with plantation shutter, log burning stove, alcove and a radiator.

KITCHEN/BREAKFAST ROOM

With bifold doors and a uPVC double glazed window to rear aspect, range of base units with timber worktops, composite sink, integrated dishwasher, space for electric fan assisted oven and hob with extractor fan, breakfast bar, space for a table and a radiator.

SITTING ROOM

With a uPVC double glazed window to rear aspect and a radiator.

DOWNSTAIRS BATHROOM

With an opaque uPVC double glazed window to rear aspect, contemporary free standing bath with handheld attachments, WC, hand wash basin, 2 X towel heaters.

BEDROOM THREE

With a uPVC double glazed window to front aspect having plantation shutters and a radiator.

BEDROOM THREE WC

With an opaque uPVC double glazed window to side aspect, WC, hand wash basin and towel heater.

FIRST FLOOR LANDING

With a uPVC double glazed window to rear aspect.

MASTER BEDROOM

With bifold doors to rear aspect, built in wardrobes and 2 x radiators.

MASTER EN-SUITE

With an opaque uPVC double glazed window to side aspect, walk in shower, WC, hand wash basin and a towel heater.

BEDROOM TWO

With a uPVC double glazed window to rear aspect and a radiator.

BEDROOM TWO WC

With a WC, hand wash basin and a towel heater.

EXTERNALLY

The front of the property has dwarf brick walling with a driveway providing off street parking for several vehicles and is laid to lawn with a gravel area. The rear garden is fully enclosed with timber fencing, laid to astro turf with a compsite decking area leading to the "Dog House".

DOG HOUSE

Accessed through uPVC double French doors with a seating area, log burning stove, space for table and chairs, bar area, space for darts, power for fridge etc.

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ADDITIONAL INFORMATION

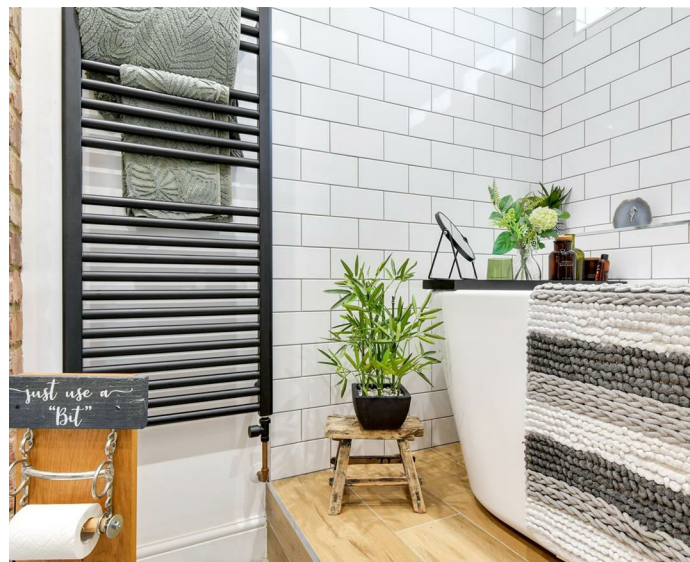
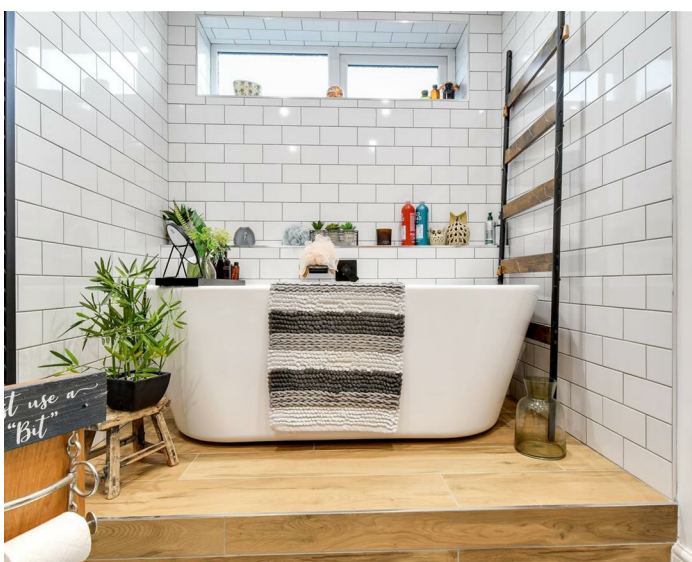
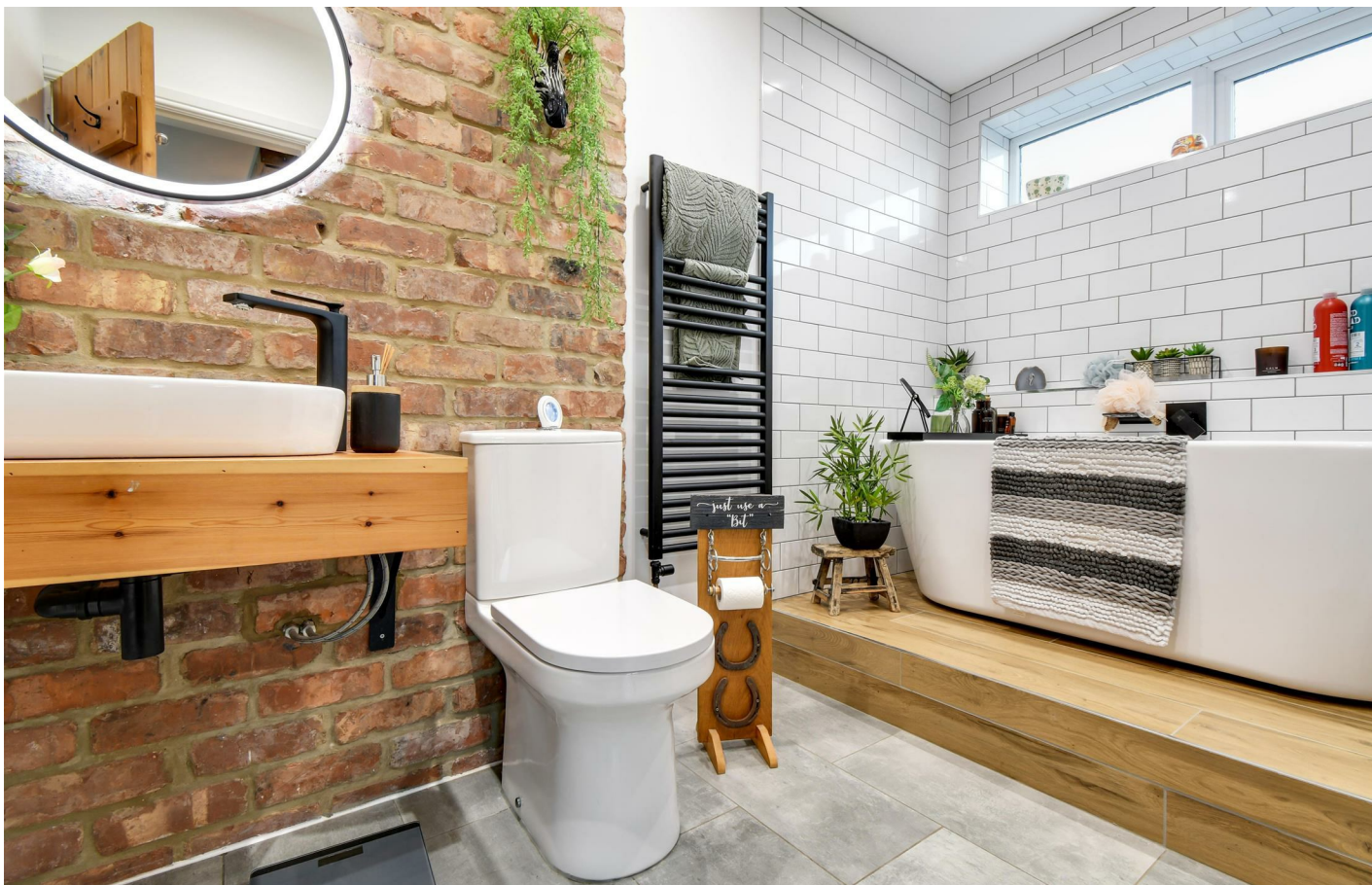
Local Authority –

Council Tax – Band

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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