









## welcome to

# **Cambridge Avenue, Scunthorpe**

Semi-detached house, situated on the corner plot in the sought-after Bottesford area offers; a driveway and a garage. Three bedrooms, refitted bathroom, open plan kitchen, downstairs toilet and utility room. The property also offers access to the wide range of amenities.

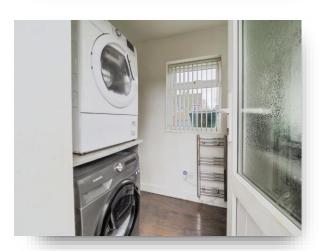












#### **Entrance Hall**

Double-glazed entrance door, shoe cupboard, central heating radiator, cushion flooring and coving to the ceiling.

#### Cloakroom

WC, wash hand basin with vanity unit, double-glazed window, heated towel rail, ceramic tiled flooring, inset spotlights and colonial style door.

### Lounge

14' 1" x 11' 11" max ( 4.29m x 3.63m max ) Front facing double-glazed window, electric fireplace, wall lights, laminate flooring, central heating radiator and wood glazed panel door.

### Kithchen/Breakfast Room

Fitted kitchen with the range of wall and base cupboards, stainless-steel sink and drainer, work surfaces, electric oven and stainless-steel hob. Stainless-steel cooker-hood, integrated dishwasher and microwave, wine cooler, under stairs cupboard housing central heating boiler, double-glazed French doors leading into the rear garden and double-glazed window.

### **Utility Room**

Plumbing for washing machine, two double-glazed windows, work surfaces, heated towel rail and laminate flooring.

### Landing

Stairs from entrance hallway, double-glazed window, loft access and storage cupboard.

### **Bedroom One**

12' x 12' max ( 3.66m x 3.66m max ) Double-glazed window, central heating radiator, cushion flooring, coving to the ceiling and colonial style door.

### **Bedroom Two**

11' 1"  $\times$  10' 10" (  $3.38m \times 3.30m$  ) double-glazed window. central heating radiator, coving to the ceiling and colonial style door.

#### **Bedroom Three**

8' 4" x 7' 9" ( 2.54m x 2.36m )

Double-glazed window, central heating radiator, built in wardrobe, cushion flooring and colonial style door.

#### **Bathroom**

WC, bath with the shower over, wash hand basin with vanity unit, fully tiled walls, heated towel rail, ceramic tiled flooring, inset spotlights, double-glazed window and colonial style door.

#### Front Garden

Laid to lawn and a driveway to facilitate two vehicles.

#### Rear Garden

Laid to lawn with patio area.





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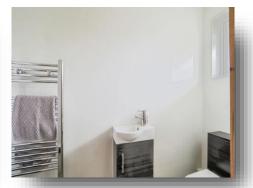
# **Cambridge Avenue, Scunthorpe**

- Semi-Detached House
- Corner Plot in Bottesford Area
- Three Bedrooms
- Downstairs Toilet
- Utility Room

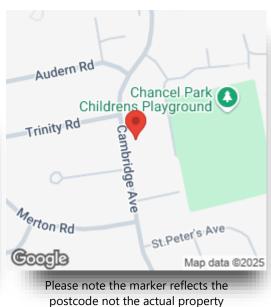
Tenure: Freehold EPC Rating: D

£210,000









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