

HUNTERS[®]

HERE TO GET *you* THERE



Avenue Clamart

Scunthorpe, DN15 8EQ

Offers In The Region Of £385,000



5



2



3



C

Council Tax: E



26 Avenue Clamart

Scunthorpe, DN15 8EQ

Offers In The Region Of £385,000



Front

Attractive front to the home, with a grassed front, sitting adjacent to the block paved driveway, offering ample off road parking. The driveway leads to the integral double garage, which benefits from electrics.

Garden

Well presented rear garden, which is predominantly laid to lawn, with a patio seating area. The garden has a natural border of mature shrubs and fencing, offering a degree of privacy to the area.

Lounge

12'11" x 17'8" (3.95m x 5.41m)

Neutrally decorated, generously sized lounge to the front aspect of the home, with a large bay window offering ample light into the area.

Dining Room

13'0" x 13'5" (3.97m x 4.11m)

Generous second reception room, which is currently being used as a dining room, toward the rear of the home, with sliding doors accessing the conservatory.

Conservatory

11'0" x 12'5" (3.36m x 3.81m)

Conservatory to the rear, offering a bright and spacious room, overlooking the garden.

Reception Room

9'10" x 12'4" (3.02m x 3.76m)

Further reception room to the front aspect of the property, which could be used as a further sitting room, a play room or home office, depending on requirements.

Kitchen / Diner

16'8" x 13'5" (5.09m x 4.10m)

Good sized kitchen / diner, with ample wall and floor

units for storage. The kitchen / diner also benefits from an integral oven, hob, extractor fan, dishwasher and fridge/freezer, and has access to the utility room.

Utility

12'3" x 6'5" (3.75m x 1.97m)

Handy utility room, leading from the kitchen, which also houses the ground floor wc.

Bedroom 1

13'0" x 17'10" (3.97m x 5.46m)

Double bedroom to the front aspect of the home, which benefits from ample fitted storage and also benefits from an en-suite shower room.

En-Suite

6'5" x 8'9" (1.97m x 2.67m)

En-Suite with corner shower and neutral suite.

Bedroom 2

13'0" x 13'5" (3.98m x 4.11m)

Neutrally decorated double bedroom, with fitted storage.

Bedroom 3

15'10" x 12'11" (4.83m x 3.94m)

Good sized double bedroom, with skylights offering ample light to the area.

Bedroom 4

9'10" x 12'4" (3.02m x 3.76m)

Double bedroom to the front aspect of the home.

Bedroom 5

8'7" x 9'9" (2.64m x 2.99m)

Bathroom

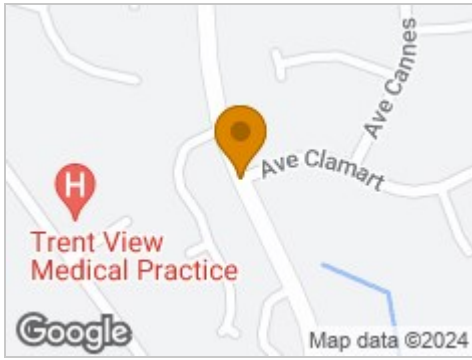
7'8" x 9'10" (2.36m x 3.01m)

This spacious and well presented family home, which would be well suited for multi generational living, briefly comprises; three generous reception rooms, fitted kitchen / diner, utility room, ground floor wc and conservatory. To the first floor there are five good sized bedrooms - the master of which is en-suite, with a family bathroom. To the front of the home there is a large, block paved driveway, offering ample off road parking, leading to the integrated double garage. To the rear of the property there is an enclosed garden, which is predominantly laid to lawn, with a patio seating area. In addition to this the home benefits from a gas central heating system and double glazing.

This attractive home is located in a popular area, close to local schools, amenities and transportation links. Also nearby there is the Atkinsons Warren nature reserve, offering picturesque walks, ideal for families and dog walks. Viewing recommended!



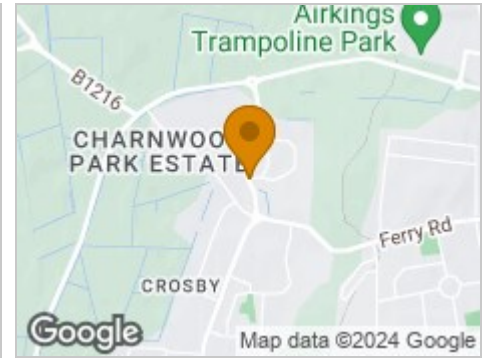
Road Map



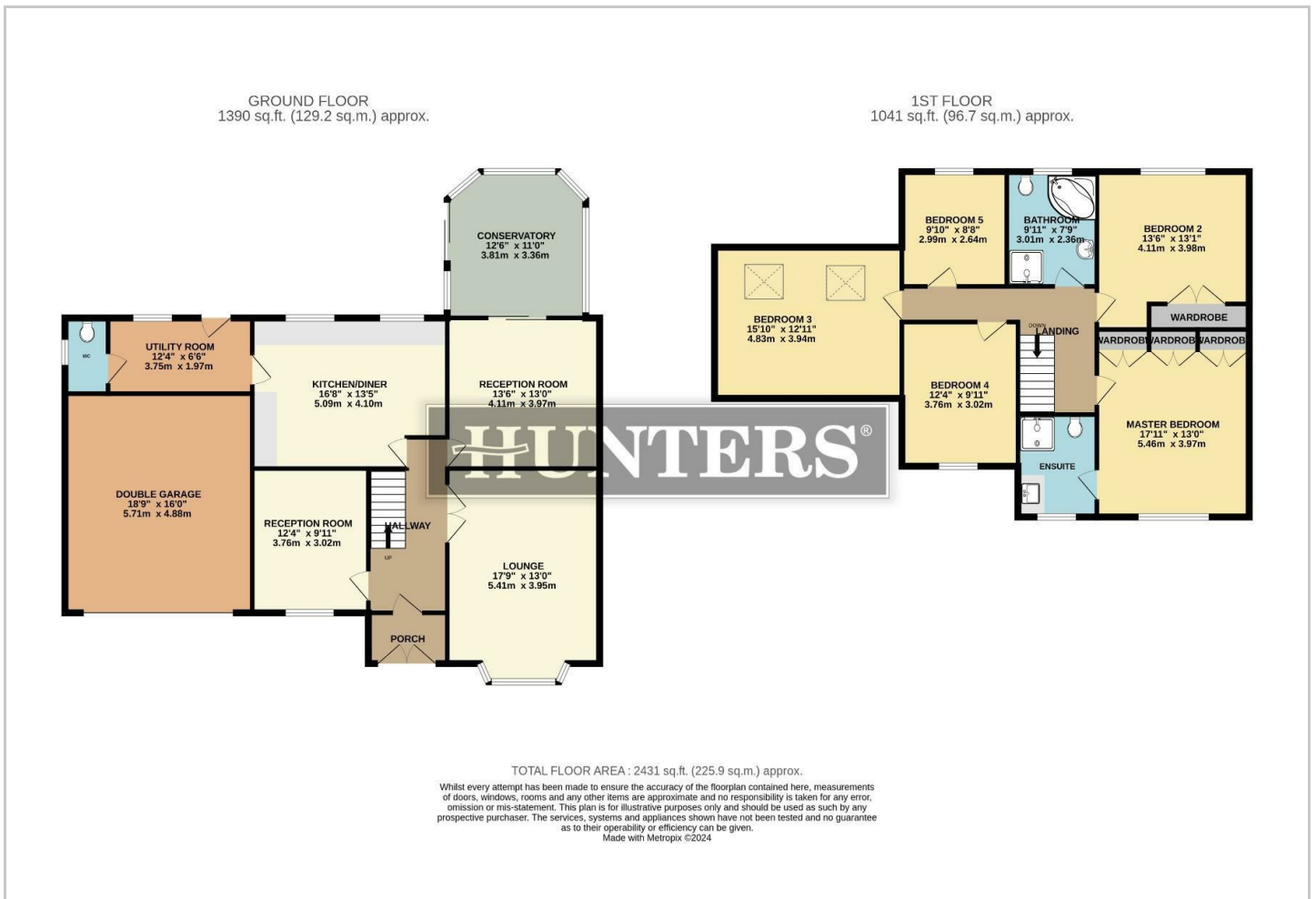
Hybrid Map



Terrain Map



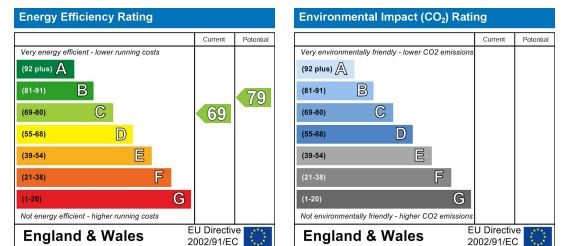
Floor Plan



Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.