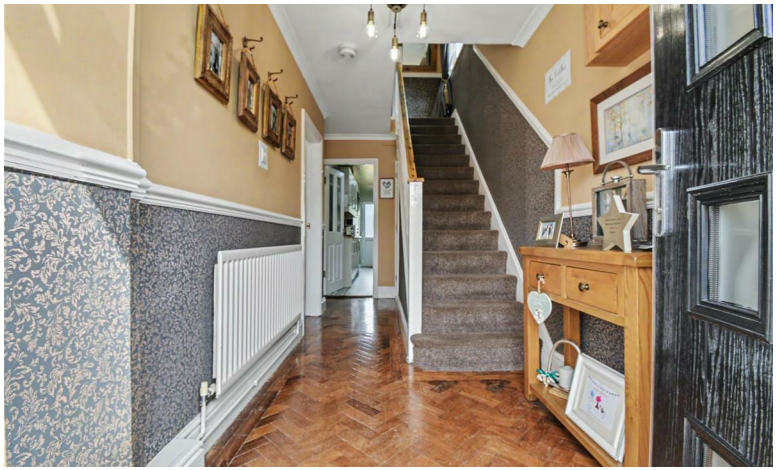






52 COLLINSON AVENUE

SCUNTHORPE, DN15 8AB

£195,000

FREEHOLD

This is not your average three-bedroom semi. Beautifully presented, extended to the rear and with a garden that seriously delivers, this gorgeous home on Collinson Avenue offers the perfect mix of cosy spaces, open-plan living and outdoor entertaining.

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52 COLLINSON AVENUE







DESCRIPTION

Step through the front door into a welcoming entrance hallway, leading first into a lovely cosy, forward-facing sitting room – the perfect spot to switch off at the end of the day.
Continue through and the house really starts to open up. The extended living space flows beautifully into a stylish dining area, with bi-fold doors opening straight onto the rear garden, creating that indoor/outdoor feel everyone loves. A well-appointed kitchen completes the space, making this a brilliant setup for busy family life, dinner with friends or summer entertaining.

Upstairs you'll find two generous double bedrooms, a further single bedroom and the family bathroom, along with access to a fantastic loft room – a hugely useful bonus space that could work brilliantly as a home office, hobby room, gaming den or simply additional space for the family.
And then there's the garden...
This is where this home really comes alive.

Beautifully landscaped and clearly designed to be enjoyed, the rear garden is packed with personality. There are multiple seating and entertaining areas, including an elevated decked area, gazebo and dedicated outdoor entertaining space, giving you plenty of options for morning coffee, summer BBQs or drinks with friends.
A large lawn, mature shrubbery and established borders bring everything together, creating a garden that feels private, colourful and beautifully maintained without being overly demanding.

To the front, the property continues to impress with a smart, manicured and low-maintenance garden, off-street parking and a garage.

Set on the ever-popular Colliinson Avenue, you're also brilliantly positioned for a wide range of shops, amenities, schools and transport links.
Stylish, extended, beautifully maintained and with an outdoor space you'll genuinely want to spend time in – this is one of those homes that looks good, feels good and is ready to simply move into and enjoy.
Early viewing is strongly recommended.

ENTRANCE HALLWAY

Accessed through a composite door with a UPDA double glazed window to front aspect, stairs to the first floor, under stairs storage and a radiator.

LIVING ROOM

With a uPVC double glazed window to front aspect, log burning stove with timber surround and a radiator.

FAMILY ROOM

With an inglenook fireplace with log burning stove and a radiator.

DINING ROOM

With bifold doors to rear aspect and a column radiator.

KITCHEN

With a uPVC half glazed door to rear aspect, uPVC double glazed window to side aspect, range of wall and base units with laminate worktops, single circular sink, space and plumbing for a washing machine, Rangemaster style fan assisted oven with five ring gas hob and extractor fan and a column radiator.

FIRST FLOOR LANDING

With a uPVC double glazed window to side aspect and stairs to loft access.

BEDROOM ONE

With uPVC double glazed window to front aspect, built in wardrobes and a radiator.

BEDROOM TWO

With a uPVC double glazed window to rear aspect, built in storage cupboard and a radiator.

BEDROOM THREE
With a uPVC double glazed window to front aspect and a radiator.

FAMILY BATHROOM
With a uPVC double glazed window to rear aspect, WC, vanity housed hand wash basin, walk in shower and a chrome towel heater.

LOFT ROOM
With a uPVC double glazed window to side aspect, built in storage and a radiator.

EXTERNALLY
The front of the property has a curved brick wall, a block paved driveway providing off street parking and leads to the garage with an electric roller shutter door. The rear garden is fully enclosed with timber fencing, laid to lawn with a resin patio area and a raised seating area to the rear with a gazebo.

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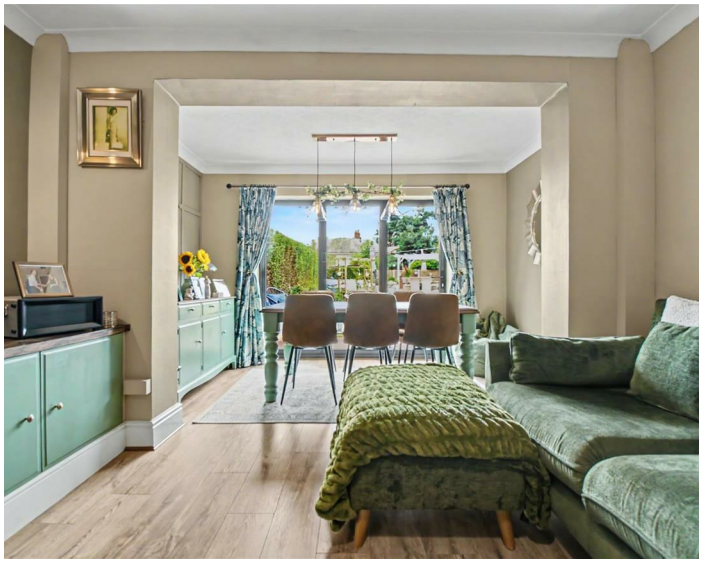














52 COLLINSON AVENUE

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band

Viewings – By Appointment Only

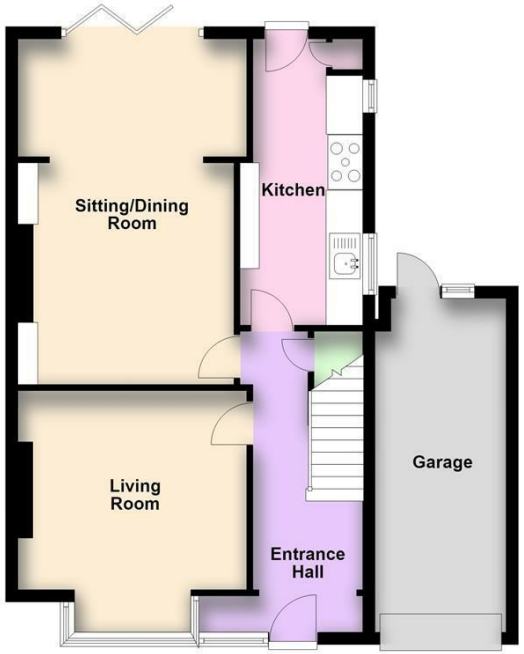
Floor Area – 1238.00 sq ft

Tenure – Freehold

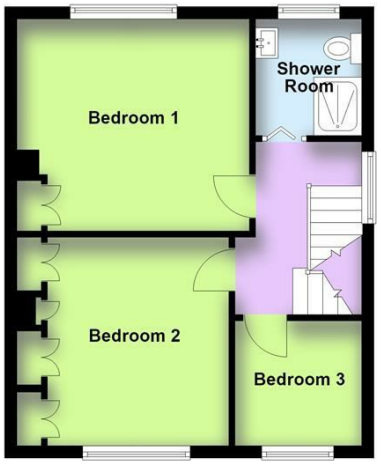




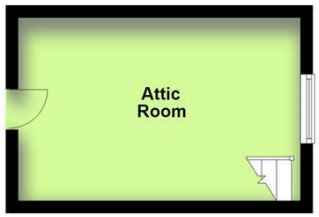
Ground Floor



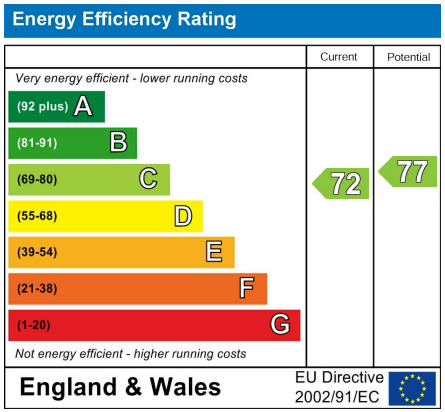
First Floor



Second Floor







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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