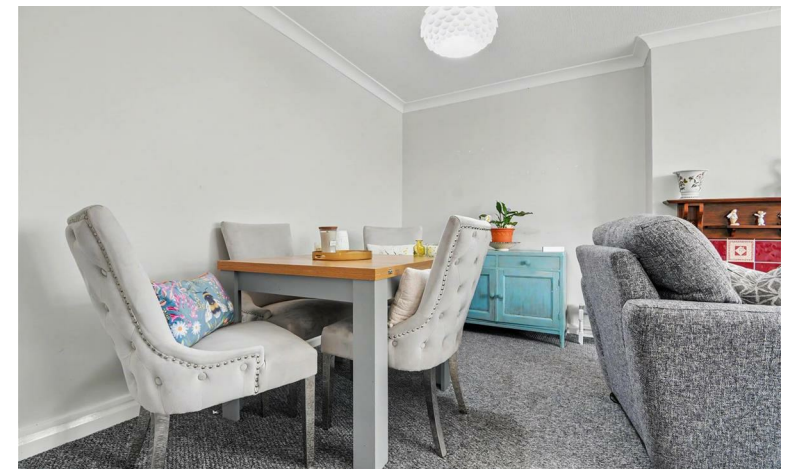




30 CAMBRIDGE AVENUE SCUNTHORPE, DN16 3PD

£169,950
FREEHOLD

Located in the ever-popular area of Bottesford, this spacious two-bedroom semi-detached bungalow offers accessible single-storey living with a generous lounge diner, modern fitted kitchen, contemporary wet room, detached garage, ample driveway parking and low-maintenance gardens complete with a summer house. Conveniently situated close to local amenities, a doctors surgery and public transport links, this is an excellent opportunity for those seeking a comfortable home in a sought-after location.



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30 CAMBRIDGE AVENUE

DESCRIPTION

SOUGHT AFTER LOCATION | TWO BEDROOM SEMI-DETACHED BUNGALOW | MODERN WET ROOM | DRIVEWAY & DETACHED GARAGE | LOW MAINTENANCE GARDENS | SUMMER HOUSE | DISABILITY FRIENDLY | CLOSE TO AMENITIES & BUS ROUTE

Step inside the welcoming L-shaped entrance hallway where you will find useful built-in storage, loft access and doors leading to the rest of this spacious and well-maintained bungalow. Situated within the highly sought-after area of Bottesford, this two-bedroom semi-detached bungalow offers comfortable single-storey living with the added benefit of disability-friendly accessibility both internally and externally, making it an ideal home for those looking to downsize while still enjoying generous living space.

The spacious front-facing lounge diner is flooded with natural light thanks to the attractive bay window and provides plenty of space for both comfortable lounge seating and a dining table, making it the perfect room for everyday family life and entertaining. Centred around a feature electric fireplace, the room offers a warm and welcoming atmosphere.

The kitchen is fitted with a generous range of wall and base units complemented by complementary worktops and incorporates an integrated electric oven, four-ring gas hob with extractor hood and one-and-a-half bowl sink with drainer. There is ample space for an upright fridge freezer and additional under-counter appliances, while the practical layout makes excellent use of the available space.

To the rear of the property are two generous double bedrooms overlooking the garden. The principal bedroom benefits from fitted wardrobes providing

excellent storage, while the second double bedroom also includes a built-in wardrobe.

The modern wet room has been thoughtfully designed and features non-slip flooring, a walk-in shower area with electric shower, a wall hung wash hand basin, low-level WC and a stylish heated towel radiator.

Outside, the property sits well back from the road with a generous driveway providing ample off-road parking and leading to a detached garage, offering additional storage or workshop potential. The front garden has been designed for easy maintenance, while the enclosed rear garden is equally low maintenance and enjoys the added benefit of a charming summer house, creating the perfect space to relax or entertain during the warmer months.

Ideally positioned on a public bus route and within walking distance of a doctors surgery and a range of local amenities, this fantastic bungalow combines convenience, accessibility and comfortable living in one of Bottesford's most desirable locations.

Entrance Hallway

Welcoming L-shaped hallway with built-in storage cupboards, loft access and doors leading to the principal accommodation.

Lounge Diner

Spacious front-facing lounge diner with an attractive bay window allowing an abundance of natural light to flood the room. There is plenty of space for both lounge furniture and a dining table, creating a versatile living and entertaining area, complemented by a feature electric fireplace.

Kitchen

Fitted with a range of wall and base units complemented by complementary worktops,



integrated electric oven, four-ring gas hob with extractor hood, one-and-a-half bowl sink and drainer, together with space for an upright fridge freezer and additional appliances.

Bedroom One

Generous rear-facing double bedroom benefiting from fitted wardrobes providing excellent storage.

Bedroom Two

Good-sized rear-facing double bedroom with built-in wardrobe.

Wet Room

Modern wet room featuring non-slip flooring, a walk-in shower area with electric shower, a wall hung wash hand basin, low-level WC and a stylish heated towel radiator.

Outside

To the front, the property is set back from the road with a low-maintenance garden and generous driveway providing ample off-road parking and access to a detached garage. The enclosed rear garden has been designed for ease of maintenance and benefits from a delightful summer house, creating an ideal outdoor seating and relaxation area.

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ADDITIONAL INFORMATION

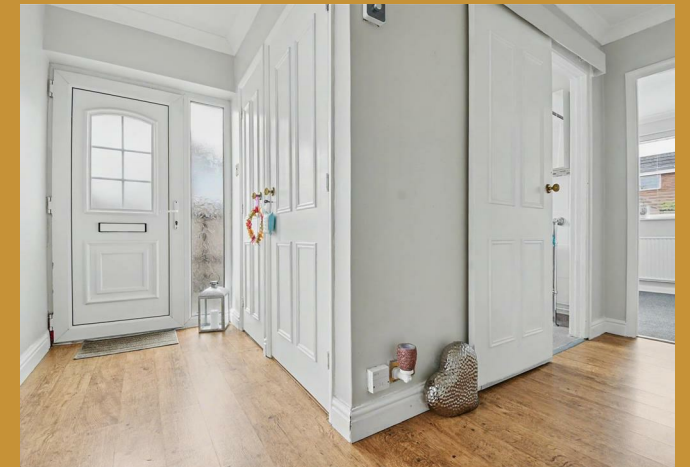
Local Authority –

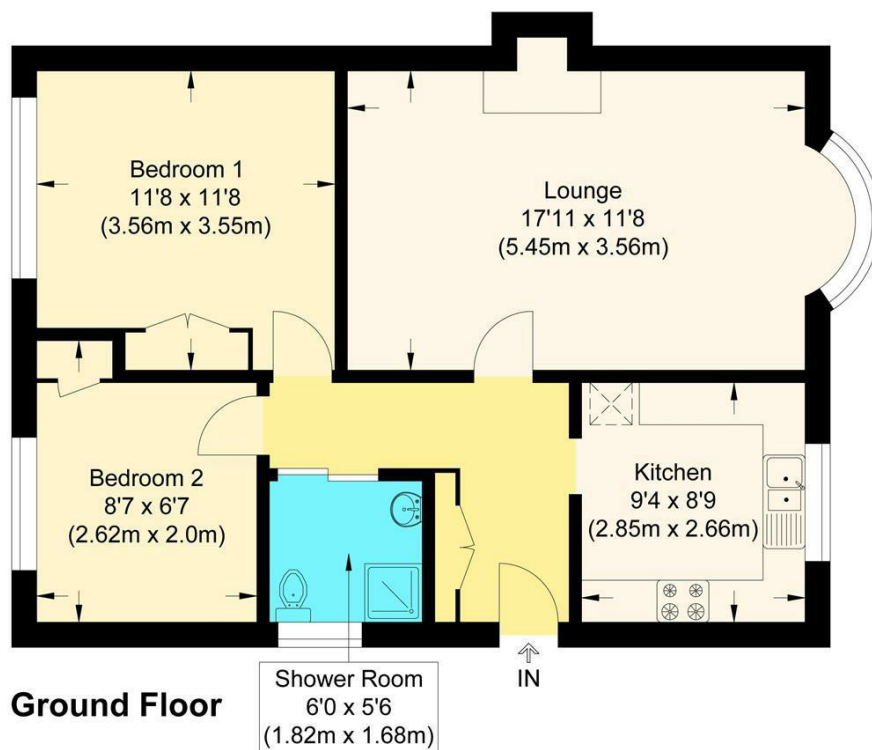
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 646.00 sq ft

Tenure – Freehold





Cambridge Avenue

Approximate Gross Internal Floor Area : 59.70 sq m / 642.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(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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