



20 MANLAKE AVENUE SCUNTHORPE, DN15 9SQ

£225,000
FREEHOLD

A three-bedroom detached bungalow offering generous accommodation both inside and out, sitting proudly on a fantastic plot with beautifully landscaped gardens – a true gardener's paradise.



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20 MANLAKE AVENUE



DESCRIPTION

Welcome to Manlake Avenue, Winterton.

This three-bedroom detached bungalow offers generous accommodation both inside and out, sitting proudly on a fantastic plot with beautifully landscaped gardens – a true gardener's paradise.

You enter the home via the side entrance into a stylish kitchen, fitted with cashmere high-gloss units, complementary worktops, and a composite sink. There's space for appliances, along with a freestanding Belling Rangemaster-style double oven with gas hob and stainless-steel extractor. Off the kitchen, a versatile study provides a great setup with built-in desk and breakfast bar, and French doors opening to the side garden. From here, a door leads into the spacious lounge diner, where panelling to the walls, a feature gas stove with timber mantel, and dual-aspect windows create a warm and inviting atmosphere with plenty of space for both dining and relaxing.

The inner hallway has a useful storage cupboard and gives access to three well-proportioned bedrooms along with the family bathroom, which is fitted with a corner bath, separate shower cubicle, wash hand basin, towel heater, and WC.

Externally, the property really stands out. To the front is a smart resin driveway with low-maintenance patio areas and dwarf brick walling, offering parking for multiple vehicles including a motorhome, along with access to the detached single garage. To the side is a decked seating area, while the rear garden is filled with mature planting, a patio with summerhouse, and a hidden garden beyond. Here you'll find fruit trees, pathways, a gazebo, and a gate leading into a large vegetable garden with raised beds, timber sheds, and a greenhouse – an idyllic space for anyone who loves to grow their own. All of this is enclosed by fencing,

providing both privacy and charm.

Manlake Avenue is a home that perfectly balances practical living with outdoor space to enjoy, making it an excellent choice for those seeking a bungalow with character, style, and an exceptional garden.

KITCHEN

fitted with cashmere high gloss wall and base units with complimentary worktops and upstand, space for under counter fridge and freezer, Belling rangemaster style freestanding double oven with gas hob and stainless steel extractor fan, composite sink with drainer with mixer tap, space for washing machine and tumble dryer

STUDY AREA

with French doors to side aspect, nice little set up here with built in desk and breakfast bar

LOUNGE DINER

panelling to the walls, feature gas stove with timber mantel, two windows to the front and one to the side, space for both dining area and seating area

BEDROOM 1

window to the front aspect, radiator

BEDROOM 2

window to the front aspect, radiator

BEDROOM 3

window to the side aspect, radiator

FAMILY BATHROOM

fitted with a corner bath, separate shower cubicle, pedestal wash hand basin, towel heater, and WC

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ADDITIONAL INFORMATION

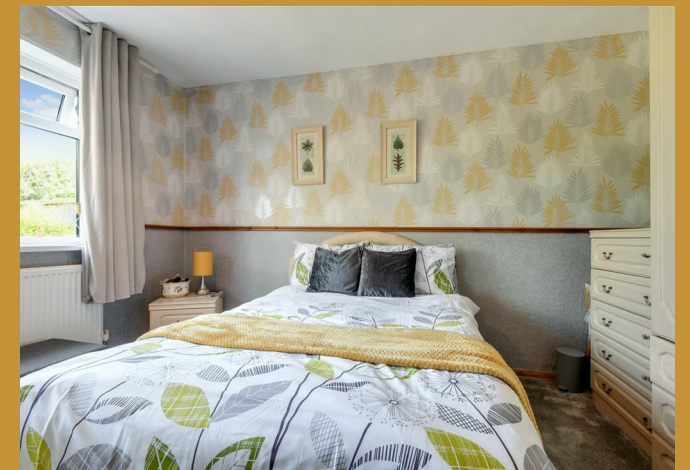
Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 969.00 sq ft

Tenure – Freehold





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 76 |
| (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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