



**11 Pembroke Avenue, Scunthorpe
Lincolnshire DN16 3LN
£190,000**

Immaculately presented and modern throughout, this three bedroom semi detached bungalow in the ever popular Bottesford area of Scunthorpe is brought to the market for sale by Bella Properties. Tastefully decorated throughout with lots of multi functional living space, this property is truly lovely inside and out with perfectly manicured gardens, off road parking and detached garage. Ideal for a sole occupant, couple or small family, viewings are available immediately and come highly recommended to appreciate this delightful home.

The property itself briefly consists of a hallway, living room, kitchen, three bedrooms and family bathroom. Externally, there is a low maintenance front garden, off road parking, detached brick built garage and a fully enclosed rear garden with patio area, decking area and lawn.



Hallway

Entrance to the property is via the front door into the hallway. Central heating radiator, coving to the ceiling and doors leading to living room, kitchen, three bedrooms and bathroom.

Living Room

15'4" x 12'5" (4.69 x 3.79)

Carpeted throughout with coving to the ceiling, central heating radiator and uPVC window to the front of the property. Includes feature inset gas fire.

Kitchen

12'5" x 12'4" (3.79 x 3.78)

A variety of base height and wall mounted white units with complimentary counters and splashbacks. Integrated double oven, induction hob, overhead extractor and sink and drainer. Space and plumbing for white goods and fridge/freezer. Tiled flooring throughout, central heating radiator, spotlights to the ceiling, coving to the ceiling, uPVC window to the rear of the property and external door leads to the rear garden.

Bedroom One

11'10" x 10'11" (3.62 x 3.35)

Carpeted throughout with central heating radiator, coving to the ceiling, uPVC window to the front of the property and built in wardrobes along one wall.

Bedroom Two

11'0" x 10'1" (3.36 x 3.09)

Carpeted throughout with central heating radiator, coving to the ceiling and uPVC window to the side of the property.

Bedroom Three/Study

11'0" x 9'10" (3.37 x 3.01)

Carpeted throughout with central heating radiator, coving to the ceiling and uPVC sliding doors to the rear garden.

Bathroom

Three piece white suite consisting of toilet, sink and bath. Fully tiled walls with uPVC window to the rear of the property.

External

To the front of the property is a low maintenance pebbled garden with off road parking leading down the side of the property to the detached brick built garage with electric door. To the rear of the property is an immaculately presented, fully enclosed garden with summer house, decking area, patio area, lawn and established borders with shrubs and plants.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

