



11 Clarence Court, Scunthorpe, DN17 1BW

£325,000

The perfect house for downsizing in our opinion, sat in the popular Old Brumby area and built by HG Homes in 2022 this three bedroom detached dorma bungalow that is ready to move straight into!

The ground floor consists of a hallway with a generous kitchen diner living area across the back with bi folds onto the rear garden, there is also a further two bedrooms downstairs that could be used as additional reception rooms if required and a family bathroom. The first floor has one great size double bedroom with a modern en-suite bathroom.

Outside there is a low maintenance secure South facing rear garden that has been landscaped by the current owners, off road parking, garage and is conveniently positioned close to amenities.

Viewing are available by appointment, please contact us to book.

Entrance hall

Kitchen 14'5" x 8'0" (4.41 x 2.46)



Lounge 18'6" 16'1" (5.66 4.92)

Bedroom one 20'9" x 11'10" (6.33 x 3.62)



En-suite 12'4" x 7'1" (3.76 x 2.16)



Bedroom two 11'10" x 9'0" (3.62 x 2.75)



Shower room 8'0" x 7'3" (2.46 x 2.23)



Landing

Bedroom three 8'11" x 8'0" (2.74 x 2.46)

Garage 16'11" x 10'9" (5.17 x 3.29)

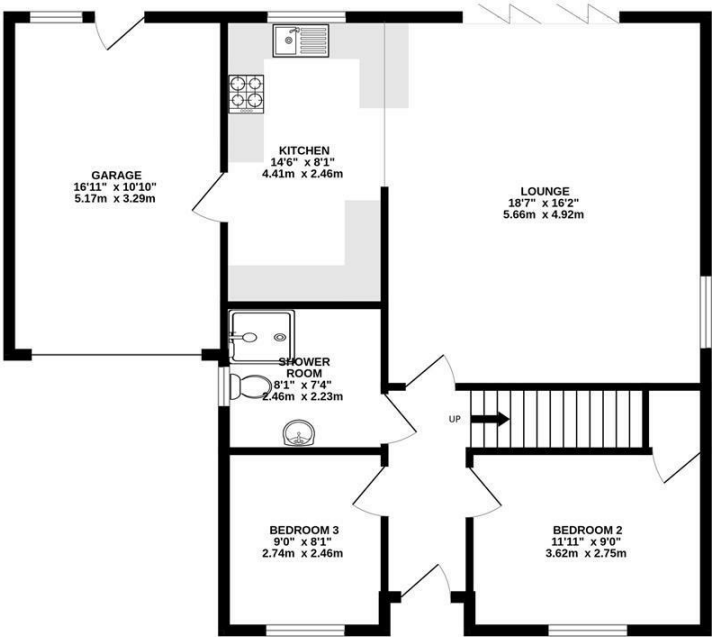
Outside



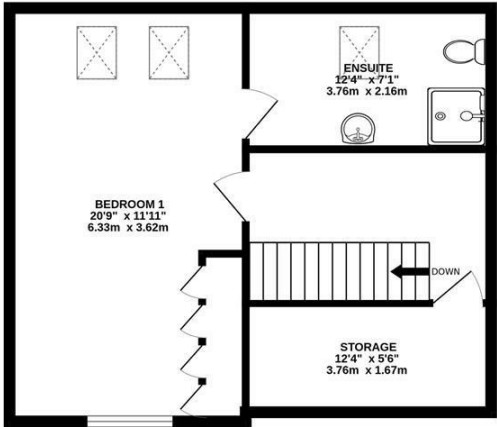
Storage 12'4" x 5'5" (3.76 x 1.67)

Floor Plan

GROUND FLOOR
922 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1419 sq.ft. (131.8 sq.m.) approx.

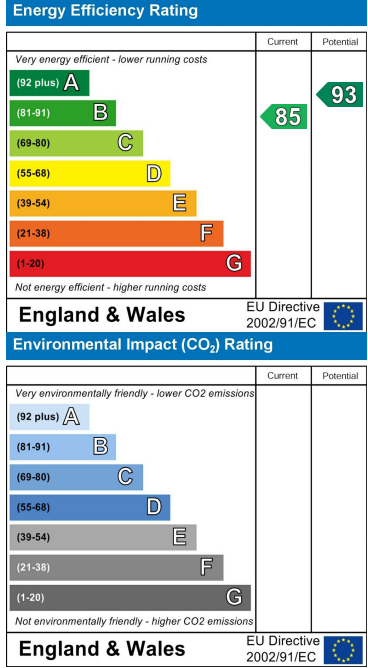
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Area Map



Energy Efficiency Graph



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