



## 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" x 16'1" (5.66 x 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)

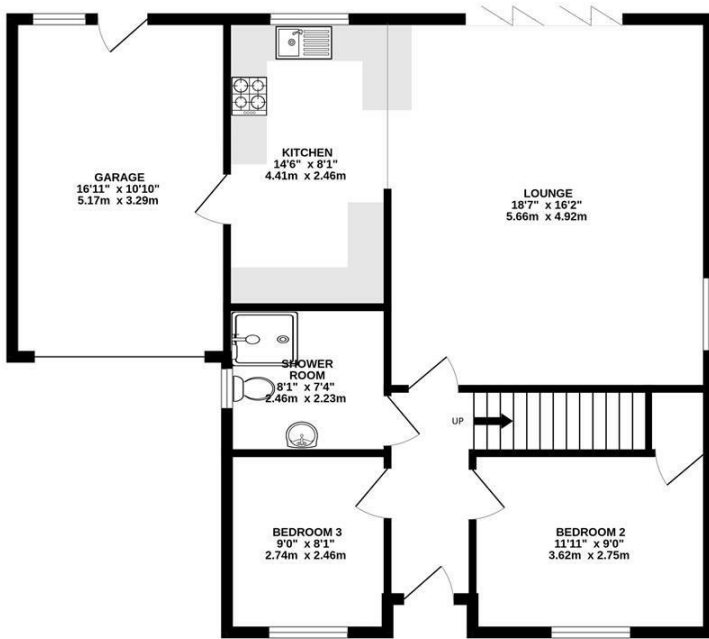
Outside



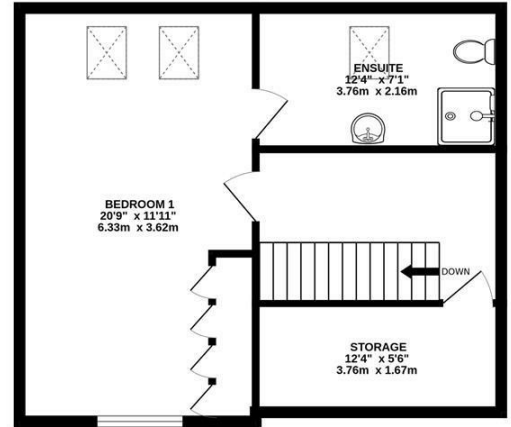
Storage 12'4" x 5'5" (3.76 x 1.67)

# Floor Plan

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



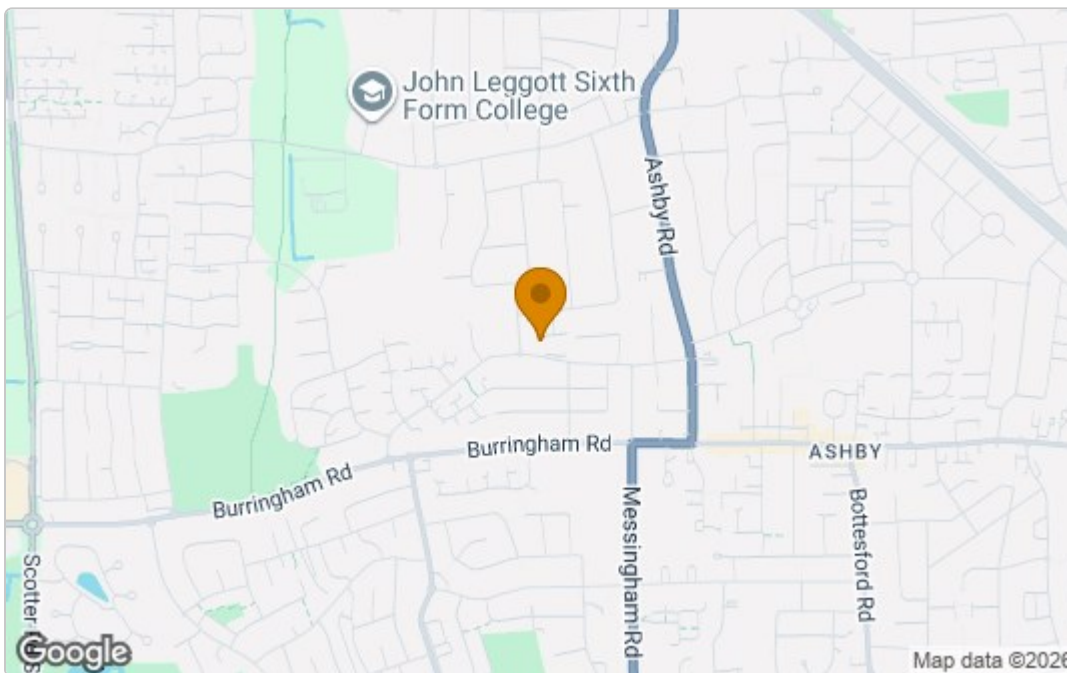
**1ST FLOOR**  
497 sq.ft. (46.2 sq.m.) approx.



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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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