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38 Avenue Clamart, Scunthorpe, DN15 8EQ

**£285,000**

Offered with no chain attached and on the popular Avenue Clamart road of Scunthorpe, this three bed detached bungalow is ideal for someone looking for one level living. With really good room sizes throughout, the property has an entrance hall, bright kitchen with breakfast island, lounge with gas fire, three double bedrooms, one with an En suite and a separate shower room. Outside the property there is a driveway for off road parking with an overhead car port, a garage and a front and rear lawned gardens. Immaculately maintained throughout and of vacant possession, viewings are available now so to book one in please give us a call!

## Entrance Hall



## Bedroom Two 11'4" x 10'0" (3.46 x 3.06)



## Lounge 20'6" x 15'3" (6.26 x 4.66)



## Bedroom Three 11'4" x 8'0" (3.46 x 2.46)



## Kitchen 15'3" x 12'4" (4.66 x 3.78)



## Bedroom One 14'2" x 12'4" (4.34 x 3.78)



## Shower Room



## En Suite



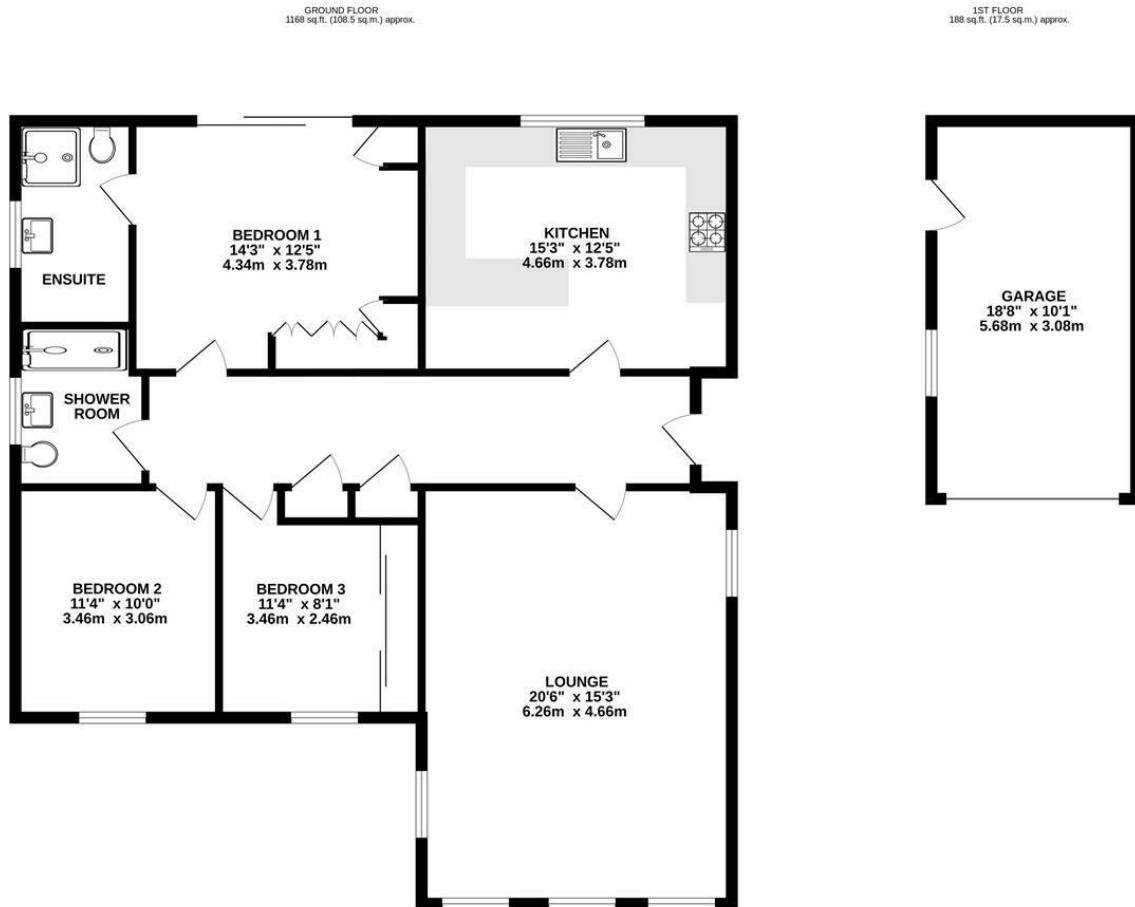
## Outside



## Garage 18'7" x 10'1" (5.68 x 3.08)

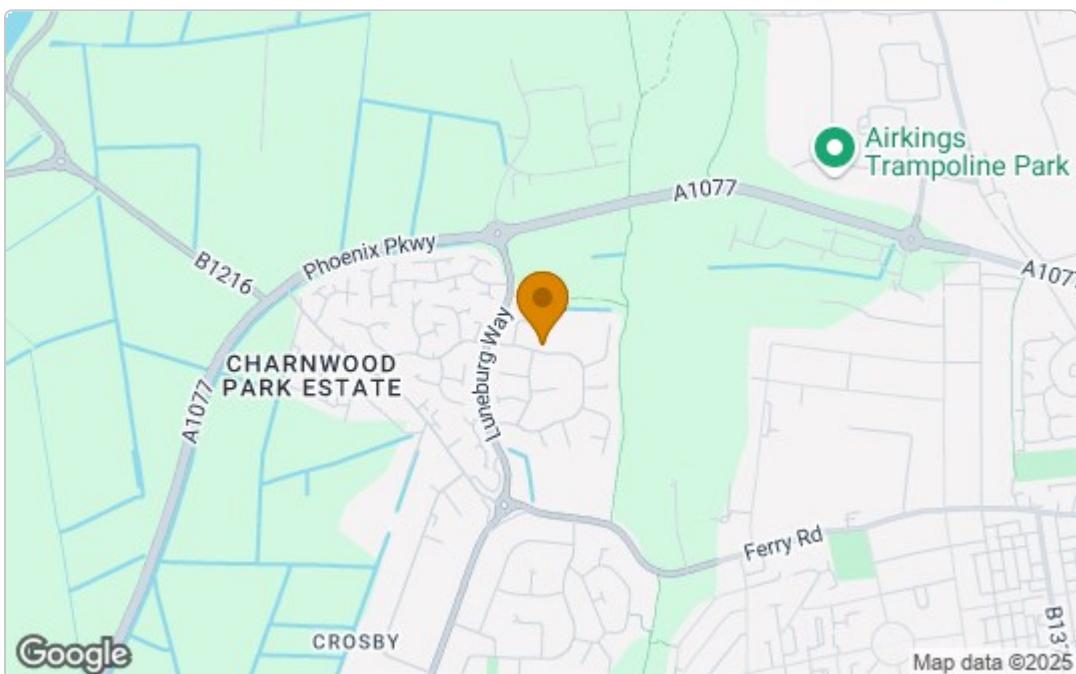


## Floor Plan

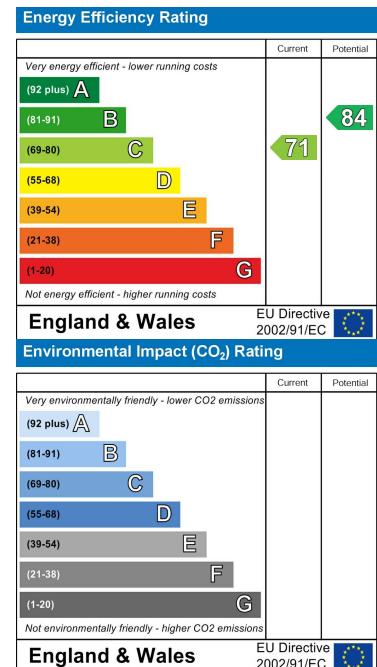


TOTAL FLOOR AREA: 1356 sq.ft. (125.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 operation or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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