



12 Baldwin Avenue, DN5 9BG
£235,000 Offers In Region Of
Tenure Freehold

- **GARAGE**
- **THREE BEDROOM SEMI DETACHED HOME**
- **LIGHT-FILLED SUNROOM, PERFECT FOR MULTIPLE USES**
- **UTILITY ROOM**
- **READY TO MOVE IN**
- **GREAT ACCESS TO**

Spacious Three-Bedroom Semi-Detached Home with Converted Loft, Garage and Sunroom

If you're searching for a home that offers generous living space, versatile accommodation and a fantastic location, then look no further than this beautifully presented three-bedroom semi-detached home on the ever-popular Baldwin Avenue in Scawsby.

Offering over 1,235 sq ft (114.7 sq. m.) of well-planned accommodation, this fantastic home has been thoughtfully designed to suit modern family living, with spacious reception areas, practical additions and flexible accommodation that can adapt to your family's changing needs.

Stepping inside, you are welcomed by a bright entrance hallway that immediately creates a warm and inviting first impression. The spacious lounge is flooded with natural light and provides the perfect place to relax with family or entertain guests.

To the rear of the property is a well-appointed fitted kitchen featuring an excellent range of wall and base units, generous worktop space and a stylish breakfast bar, creating the ideal spot for casual dining, morning coffee or keeping the chef company while meals are prepared. Designed with both practicality and entertaining in mind, this is a kitchen that truly sits at the heart of the home.

Flowing effortlessly from the kitchen is the impressive sunroom, one of the standout features of the property. Currently used as a second lounge, this bright and spacious room enjoys lovely views over the rear garden and benefits from French doors opening directly onto the patio, creating a seamless connection between indoor and outdoor living. Whether you continue to use it as an additional sitting room or transform it into a formal dining room, playroom or home office, this versatile space can easily adapt to suit your lifestyle.

Adding even more practicality, the ground floor also benefits from a downstairs WC together with a separate utility room,



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- 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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	73
(55-68) D	
(39-54) E	49
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC