

REDUCED

Offers in Region of £275,000 Freehold



# 150 Stather Road, Burton-upon-Stather, Scunthorpe, Lincolnshire. DN15 9DH

- NO CHAIN
- SOUGHT AFTER VILLAGE LOCATION
- BEAUTIFUL VIEWS
- SPACIOUS DETACHED BUNGALOW
- THREE GENEROUS BEDROOMS
- PRIVATE REAR GARDEN WITH SUMMER HOUSE
- DOUBLE GARAGE WITH SECOND TANDEM GARAGE IN REAR GARDEN





## PROPERTY DESCRIPTION

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**\*\*NO CHAIN\*\*\*\*SPACIOUS DETACHED BUNGALOW\*\*** Situated in the sought after village of Burton-Upon-Stather this beautifully presented detached bungalow offers a fantastic downsize for someone wanting an immaculate spacious bungalow with a stunning private plot. The home briefly comprises an entrance porch, lounge, modern open plan kitchen diner, utility room, three double bedrooms, conservatory and bathroom. Externally the home has a generous block paved frontage providing off road parking for multiple vehicles with providing access to the double garage. The garage offers power lighting and an electric garage door. The rear garden is fully enclosed and private being mainly laid to lawn with a paved patio entertainment area and summer house to the rear. The garden also has access to a second large tandem garage with electric, lighting and a car pit. Viewings are highly recommended to fully appreciate this stunning bungalow!



## ROOM DESCRIPTIONS

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### ENTRANCE HALL

4.09m x 1.95m (13' 5" x 6' 5"). Enjoys a secure uPVC door with obscured glass inserts, two front uPVC double glazed windows, wall to ceiling decorative coving and an arch allowing direct access into;

### MAIN LOUNGE

4.54m x 3.64m (14' 11" x 11' 11"). Enjoys multiple electric socket points, TV aerial point, a centrally positioned gas fire with decorative tiled surround and a tiled ornate and an internal door allowing access into;

### OPEN PLAN KITCHEN DINER

6.25m x 3.92m (20' 6" x 12' 10"). Enjoys a dual aspect front and side uPVC double glazed windows. The kitchen has an extensive range of wood wall and base units, a complementary countertop, a one and a half sink unit and drainer with a hot and cold mixer tap, a four ring conductive hob and eye level oven and microwave, attractive tiled splash back, integral dishwasher and fridge freezer, a larder cupboard, carpeted flooring to the dining and tiled flooring in the kitchen, wall to ceiling decorative coving and an internal door allows access into;

### INNER HALLWAY

Enjoys internal doors allowing access into three bedroom, main family bathroom, utility room and two large storage cupboard, wall to ceiling decorative coving, an alarm box and carbonate monoxide detector.

### UTILITY ROOM

2.63m x 3.18m (8' 8" x 10' 5"). Enjoys an extensive range of wall and base units with a complementary worktop, a stainless steel sink unit with drainer and hot and cold stainless steel mixer tap, uPVC mahogany effect door allowing access to the driveway, carpeted floors, multiple electric socket point and ample space and plumbing for white goods.

### REAR MASTER BEDROOM 1

4.51m x 3.20m (14' 10" x 10' 6"). Enjoys a rear uPVC double glazed window, an extensive range of built in wardrobes and cupboards with matching countertops, multiple electric socket points, carpeted flooring and wall to ceiling decorative coving.

### DOUBLE BEDROOM 2

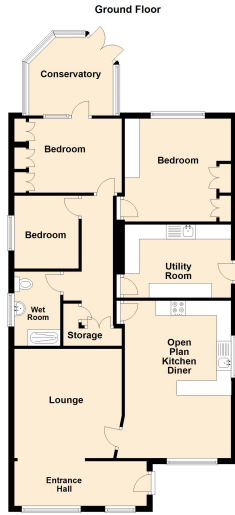
3.58m x 3.32m (11' 9" x 10' 11"). Enjoys a uPVC personnel door allowing access to the conservatory with an adjoining uPVC double glazed window, carpeted floors, multiple electric socket points, an extensive range of built in wardrobes and wall to ceiling decorative coving.

### BEDROOM 3

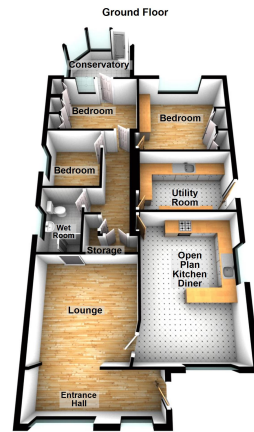




# FLOORPLAN & EPC



Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty. Plan produced using PlanIt.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>		68	
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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