



**50 Flixborough Road, Scunthorpe
DN15 9HE
£325,000**

**** IMMACULATE EXTENDED FAMILY HOME ****

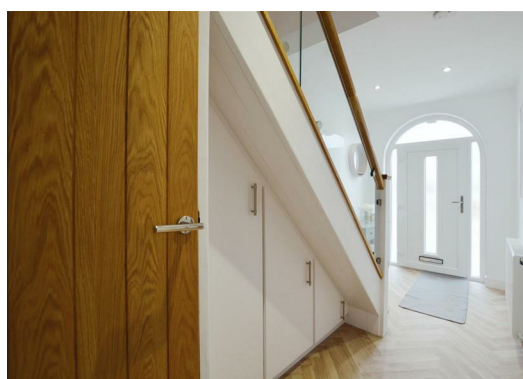
Located in the always sought after village of Burton-upon-Stather for sale is this extended FOUR bedroom detached house. Ideal for any buyer looking to purchase a home with plenty of living space inside and out with extra space for storage. Boasting four bedrooms, three reception rooms, utility room, an en-suite from the master and three piece bathroom.

Beneficial heat pump air conditioning units fitted in the living room and three of the bedrooms.

Located close to local village amenities including school, shop, doctors surgery and pubs while also being a short drive from nearby Scunthorpe,

This property consists of the entrance hall, living room, dining area, kitchen, utility and study on the ground floor. Landing, bedroom one, en-suite, further three bedrooms and family bathroom on the first floor. Externally, To the front offers a really good sized drive for many cars. To the rear is a lawned garden benefitting from the patio seating area with trees and shrubs and detached garage with electric.

Viewings are immediately available now to appreciate this home!



Entrance Hall

Entrance to the property is via the front door into the hallway. Wood effect vinyl flooring, radiator, spotlights to ceiling, storage cupboard's. Carpeted oak staircase with glass balustrading to the first floor.

Living Room

11'5" x 12'2" (3.49 x 3.72)

uPVC bay window to front aspect, wood effect vinyl flooring, spotlights to ceiling and underfloor heating.

Dining Room

11'7" x 18'6" (3.55 x 5.65)

Three uPVC windows to side aspect, radiator, laminate flooring and featured multi-fuel wood and coal burner. Open planned into the kitchen.

Kitchen

8'9" x 18'6" (2.67 x 5.66)

Two uPVC windows to side and rear aspect, radiator and laminate flooring. A variety of base height and wall mounted units with complimentary counters and tiled splashbacks. Integrated sink and drainer, dishwasher overhead extractor fan with space for plumbing and white goods. uPVC external door to side aspect leading to the carport.

Utility Room

8'3" x 6'4" (2.54 x 1.95)

Wood effect vinyl flooring, radiator, complementary counter with sink and drainer, built in storage cupboard with space for plumbing and white goods and a one Piece toilet.

Study Room/Sun Room

11'6" x 9'8" (3.52 x 2.97)

uPVC window to side aspect with sliding doors to rear aspect. Wood effect vinyl flooring, radiator, spotlights to ceiling and electric blinds.

Landing

uPVC window to side aspect, carpeted throughout. Internal oak doors leading into bedrooms and bathrooms.

Master Bedroom

11'5" x 15'2" (3.50 x 4.64)

uPVC window to front aspect, radiator and internal door leads into the three piece en-suite.

En-Suite

7'3" x 6'11" (2.23 x 2.12)

uPVC window to front aspect, wood effect vinyl flooring with vanity unit. Three piece suite consisting of the toilet, sink and shower with PVC wall panels.

Bedroom Two

11'6" x 10'11" (3.53 x 3.33)

uPVC window to rear aspect, radiator, carpet and coving to ceiling.

Bedroom Three

13'9" x 7'4" (4.20 x 2.25)

uPVC window to front aspect, carpet and radiator.

Bedroom Four

15'8" x 7'4" (4.79 x 2.25)

uPVC window to rear aspect, carpeted and radiator.

Bathroom

6'1" x 7'4" (1.86 x 2.25)

uPVC window to rear aspect, wood effect vinyl flooring and radiator with vanity unit. Three piece suite consisting of the toilet, sink and shower with PVC wall panels.

External

To the front offers a really good sized drive for many cars, wooden gate gives access to the lawned rear garden. To the rear is a lawned garden benefitting from the lovely patio seating area with trees and shrubs. Further down the garden is a detached garage and fully enclosed throughout. Extra advantage of the 2 double outside electric sockets and 2 outside taps.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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