



28 Holme Drive
Burton-Upon-Stather, Scunthorpe DN15 9DA
£380,000

Bella
properties

**** FOUR BEDROOM DETACHED FAMILY HOME **** Bella Properties welcomes to the market this stunning four bedroom home located in the always sought after village of Burton-upon-Stather. Immaculately presented throughout, this home is absolutely ideal for a family with plenty of living space inside and out boasting four bedrooms, three reception rooms including a modern open plan kitchen/diner, a downstairs shower room/utility, four good sized bedrooms, a further two bathrooms and air conditioning throughout. Externally, the property is set on a large plot with a double garage as well as manicured gardens and ample off road parking.

Located close to village amenities including shop, pubs, and local school, with transport links to further afield Scunthorpe and Hull, this home is situated in a perfect position.

Viewings are available now and come highly recommended to appreciate this beautiful, family home!



Entrance Hall 15'7" x 7'4" (4.76 x 2.26)

Entrance to the property is via the front uPVC door and into the hallway. Wooden flooring with coving to the ceiling, spotlights, and central heating radiator. Internal doors lead to the living room, sitting room, kitchen/diner and utility, and carpeted stairs lead to the first floor accommodation.

Living Room 23'10" x 12'0" (7.27 x 3.68)

Oak flooring with spotlights, central heating radiator and log burner. uPVC bay window faces to the front of the property and uPVC sliding doors lead to the rear garden.

Kitchen/Diner 29'1" x 13'10" (8.87 x 4.22)

Vinyl effect flooring with spotlights, two uPVC windows facing to the rear and bifold doors leading to the rear garden. Modern units with complimentary counters, splashbacks and central island. Built in storage and integrated appliances. Space for dining room table with Velux windows.

Shower Room/Utility 7'9" x 7'4" (2.37 x 2.26)

Wooden flooring with spotlights, central heating radiator and uPVC window facing to the rear of the property. Shower cubicle, toilet and sink with counter, tiled splashbacks and space and plumbing for white goods.

Sitting Room 12'7" x 10'4" (3.85 x 3.17)

Carpeted with coving to the ceiling and central heating radiator. uPVC window faces to the front of the property.

Landing 14'3" x 13'8" (4.36 x 4.19)

Carpeted with coving to the ceiling, central heating radiator and spotlights. Internal doors lead to all four bedrooms, family bathroom and storage cupboards.

Master Bedroom 10'7" x 12'2" (3.25 x 3.72)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property. Internal door leads to the en-suite.

En-Suite 5'4" x 6'5" (1.64 x 1.98)

Tiled flooring with uPVC window facing to the side of the property. A three piece suite consisting of shower cubicle, toilet and sink with vanity unit.

Bedroom Two 11'1" x 12'1" (3.4 x 3.69)

Carpeted with coving to the ceiling, spotlights and central heating radiator. Includes built in storage and uPVC window facing to the front of the property.

Bedroom Three 10'5" x 9'3" (3.2 x 2.84)

Carpeted with coving to the ceiling, spotlights and central heating radiator. Includes built in storage and uPVC window facing to the rear of the property.

Bedroom Four 7'2" x 9'7" (2.19 x 2.93)

Carpeted with coving to the ceiling, spotlights and central heating radiator. uPVC window faces to the rear of the property.

Bathroom 7'1" x 11'2" (2.18 x 3.41)

Wooden flooring with tiled walls, spotlights and uPVC window facing to the rear of the property. A four piece suite consisting of his and hers sink, double shower, freestanding bath and toilet. Also including is a tv and sound system.

External

To the front of the property is a lawned garden with a driveway offering ample off road parking. The driveway leads to the integral double garage which measures 5.43m x 5.53m. Access to the rear is via either side of the property where you will find a generously sized lawned garden with patio seating areas.

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.







Total area: approx. 190.5 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

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		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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