



69 Burdock Road
Scunthorpe, DN16 3UP
£320,000

Bella
properties

Bella Properties welcomes to the market this stunning four bedroom detached home, located on Burdock Road, in the always popular Timberlands area of Scunthorpe. Built by the reputable Keigar Homes, this home is absolutely ideal for a growing family and is ready to move straight into.

The property itself briefly comprises the entrance hallway, living room, open plan kitchen/diner and sun room, utility, W/C and integral garage on the ground floor, with the landing, four bedrooms, en-suite from the master and family bathroom on the first floor. Externally, there is plenty off road parking to the front of the property, with a lovely presented lawned garden to the rear, with patio area.

Close to local amenities including good schools, shops and restaurants, viewings are now available on this beautiful home and come highly recommended.



Hallway 13'0" x 5'8" (3.97 x 1.75)

Entrance to the property is via the front uPVC door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and internal doors leading to the living room and kitchen/diner. Carpeted stairs lead to the first floor accommodation.

Living Room 15'5" x 10'11" (4.71 x 3.34)

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

Kitchen/Diner/Sun Room

A beautiful open plan kitchen/living area with vinyl effect wood flooring, coving to the ceiling, spotlights and two central heating radiators. uPVC window in the kitchen faces to the rear and Apex window and French doors in the sun room lead to the rear garden. Base height and wall mounted modern units with complimentary counters, splashbacks and integrated appliances.

Utility 9'4" x 5'4" (2.87 x 1.63)

Base height unit with sink and drainer. External door gives access to the side of the property.

W/C 5'4" x 3'1" (1.63 x 0.95)

A two piece suite consisting of toilet and sink. uPVC window faces to the rear of the property.

Landing

Carpeted with internal doors leading to all four bedrooms and storage cupboard.

Master Bedroom 13'11" x 10'11" (4.26 x 3.35)

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

En-Suite 5'8" x 4'9" (1.75 x 1.46)

Vinyl effect flooring with part tiled walls, central heating radiator and uPVC window facing to the front of the property. A three piece suite consisting of toilet, sink and double shower cubicle.

Bedroom Two 12'4" x 8'11" (3.77 x 2.74)

Carpeted with central heating radiator and uPVC window facing to the front of the property. Internal door leads to storage cupboard.

Bedroom Three 9'6" x 11'10" (2.9 x 3.63)

Carpeted with central heating radiator and uPVC window facing to the rear of the property.

Bedroom Four 9'10" x 7'8" (3.01 x 2.36)

Carpeted with central heating radiator and uPVC window facing to the rear of the property.

Bathroom 8'4" x 6'4" (2.56 x 1.95)

Vinyl effect flooring with heated towel rail and uPVC window facing to the rear of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

External

To the front of the property is a well presented lawned garden with a block paved driveway offering parking for multiple vehicles. Access to the rear is down the side of the property where you will find an enclosed lawned garden with patio area, perfect for entertaining.

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.

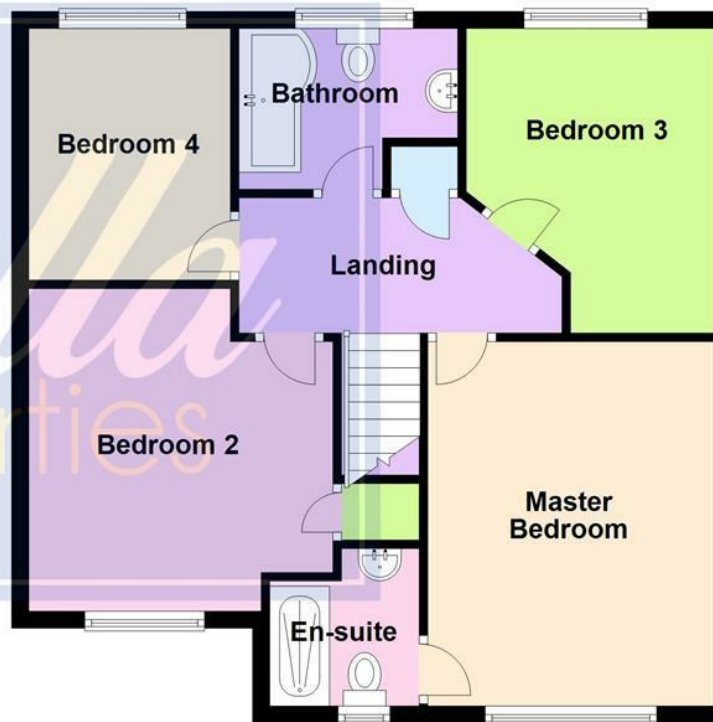




Ground Floor



First Floor



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		92
(81-91) B	84	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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