



EA  
BEN  
CADE



61 Burdock Road, Scunthorpe, DN16 3UP

£400,000

What an incredible home this is, the former Keigar show home on Burdock Road is available to buy. A 5/6 bed detached with loads of space, an excellent plot and a premium finish. This area has become one of the most sought after estates in Scunthorpe, it's a quiet road, has excellent school catchments and there is a real community feel for families too. The house is incredibly flexible with the ability to have study rooms, play rooms as well as loads of bedroom spaces and three bathroom. The real show piece is the open plan kitchen living area, with doors to the private and non overlooked garden. There's a garage with a room above too! Available to view, please get in touch.



Entrance hall



Play room 10'9" x 8'10" (3.28 x 2.71)



Lounge 17'3" x 12'7" (5.27 x 3.84)



Utility

Downstairs W.C.

Bedroom one 16'8" x 12'7" (5.10 x 3.84)



En suite



Kitchen 15'1" x 11'1" (4.60 x 3.38)



Open plan living space 17'7" x 15'1" (5.36 x 4.60)



Bedroom two 13'4" x 9'8" (4.07 x 2.96)



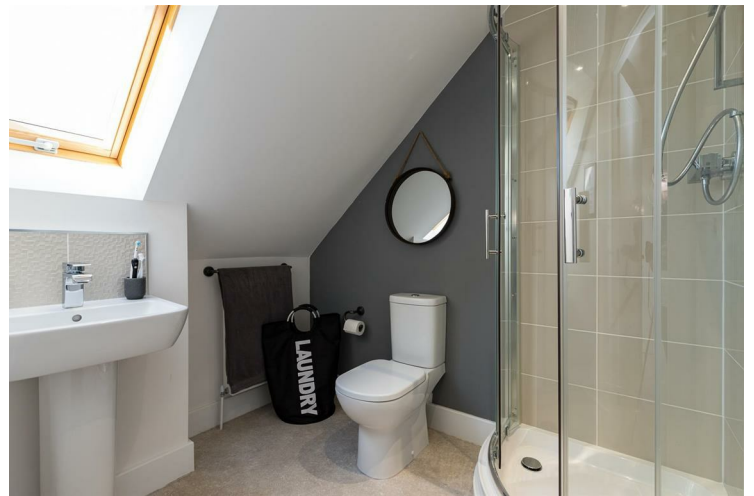
Bedroom five 14'4" x 13'3" (4.37 x 4.06)



Bedroom three 10'2" x 9'10" (3.12 x 3.02)



En suite



Bedroom four 10'0" x 9'8" (3.05 x 2.96)

Family bathroom



Bedroom six



Garden

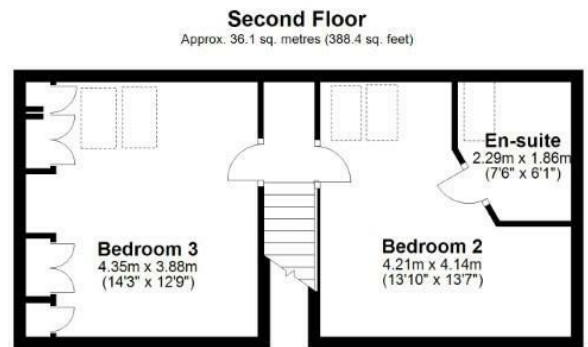
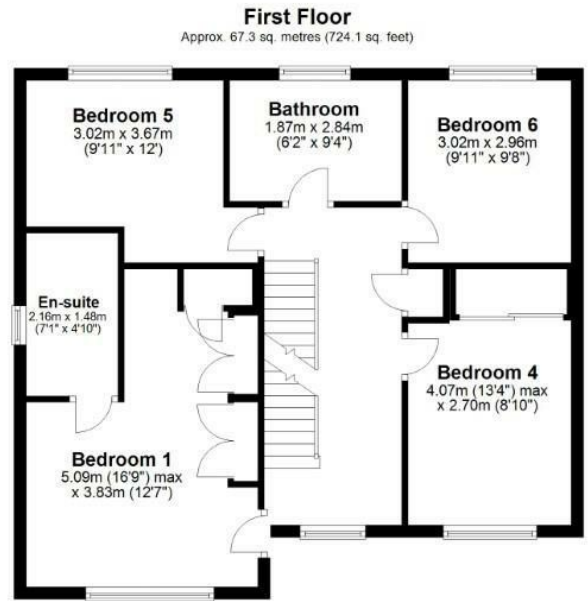
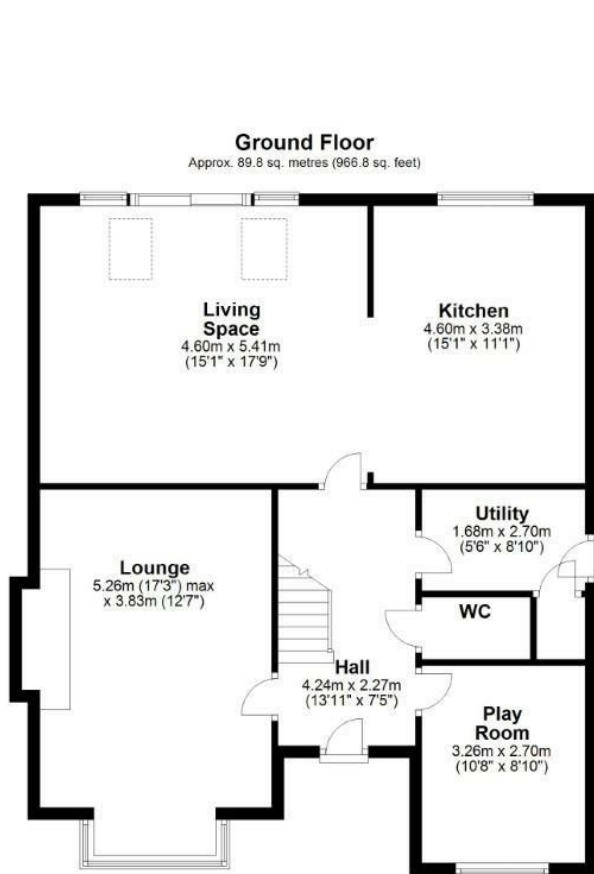


Front



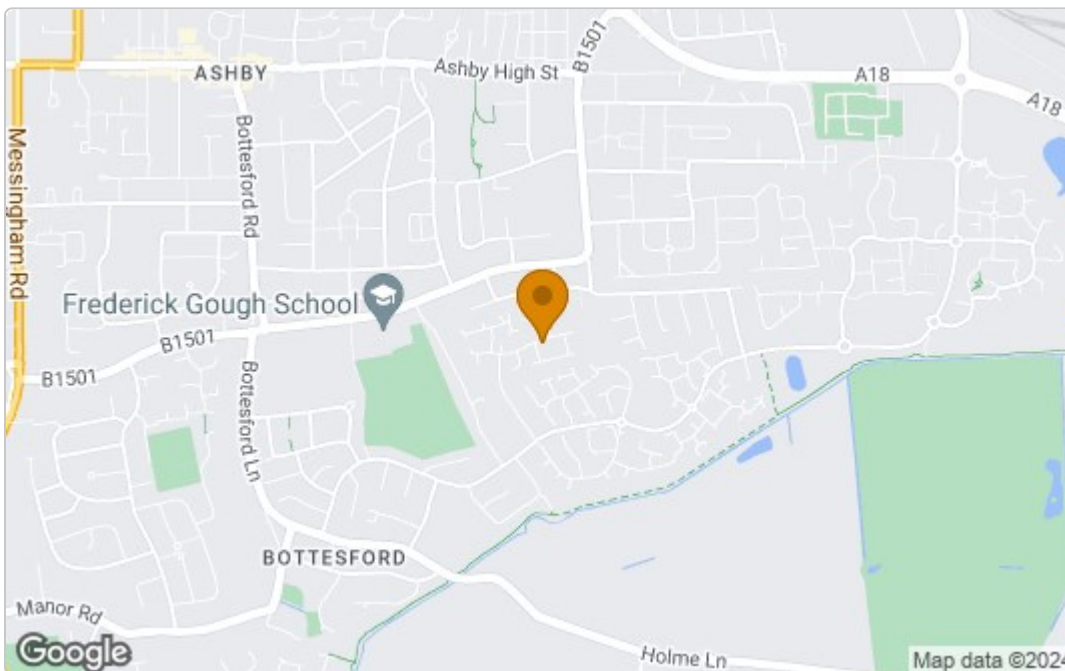


# Floor Plan



Total area: approx. 193.2 sq. metres (2079.2 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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