



38 Burringham Road, Scunthorpe, DN17 2BB

£325,000

Without a doubt, one of the best quality homes with one of the best gardens we've had in Ashby. Burringham Road has been completely overhauled by the owners both inside and out with the addition of an incredible games room and bar and incredible garden spaces with three separate patio areas.

The house has been immaculately maintained with a hall, a modern open plan kitchen diner, contemporary living room, a utility, downstairs W.C., with three bedrooms, all with modern fitted wardrobes and a family bathroom upstairs.

Outside this place is really special, the South facing garden feels like you're out of town, completely private, secure and ideal for families that want outside space to enjoy and entertain. There's loads of parking, a double garage with a games room, bar, seating area attached to the back of it. This leads onto more outside seating and gorgeous gardens with an outside kitchen and summer house, seating and kids play area too towards the end of the garden.

Viewings are available by appointment please contact us to view.

Entrance

Lounge 14'3" x 13'0" (4.36 x 3.97)



The lounge benefits from an inset wave flame gas fire.

Kitchen diner 19'2" x 17'11" (5.85 x 5.47)



Utility 13'9" x 6'7" (4.20 x 2.02)

WC

Landing

Bedroom one 13'2" x 12'2" (4.03 x 3.73)



Bedroom two 12'6" x 11'10" (3.83 x 3.62)



Bedroom three 10'10" x 6'7" (3.32 x 2.02)



Bathroom 6'7" x 5'5" (2.02 x 1.67)



Store

Garage 17'7" x 9'9" (5.38 x 2.99)



Gym 13'5" x 10'11" (4.10 x 3.34)

Bar 10'11" x 7'6" (3.34 x 2.30)



Seating area 9'9" x 7'6" (2.99 x 2.30)

Games room 20'11" x 14'4" (6.40 x 4.38)



Outside



Floor Plan



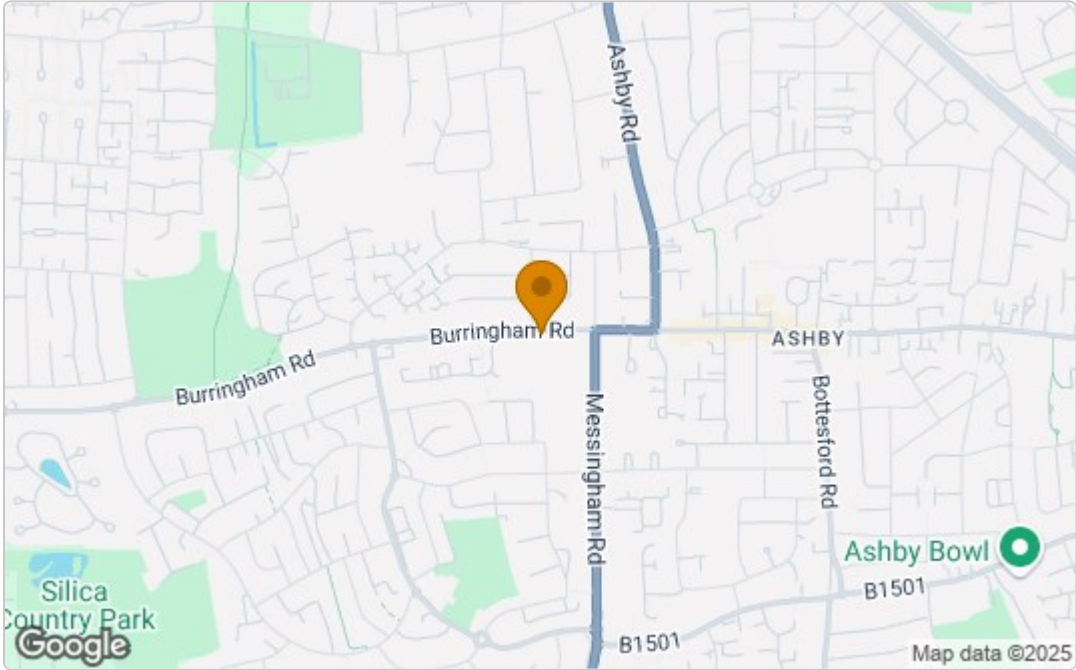
TOTAL FLOOR AREA : 1897 sq.ft. (176.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

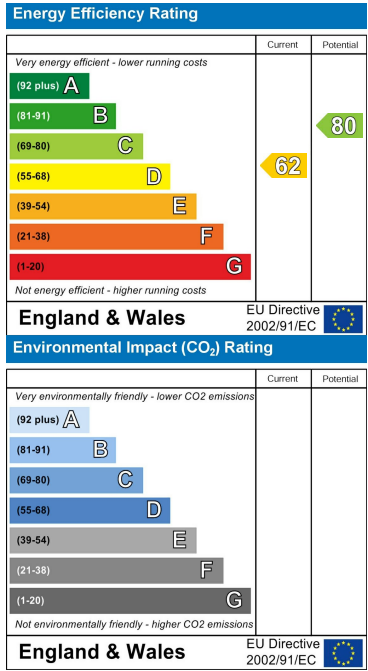
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Area Map



Energy Efficiency Graph



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