



 3  
Bedrooms

 3  
Bathrooms



**\*\*\*NO FORWARD CHAIN - RENOVATED ACCESSIBLE BUNGALOW BURTON - UPON - STATHER\*\*\***

This beautifully and extensively renovated, three-bedroom detached bungalow on Wiltshire Avenue, Burton Upon Stather, is set on a spacious corner plot with wrap-around gardens and off-road parking. The property has been carefully adapted with accessibility at the forefront, making it fully disabled-friendly. It features a converted garage that provides dedicated storage for electric mobility vehicles, complete with mains power supply, lighting, and an easy-access electric roll-up powered door for added convenience.

The bungalow is presented in excellent condition, having undergone comprehensive renovation works, and is turn-key ready for immediate occupancy with no forward chain.

This beautifully and extensively renovated, detached three-bedroom bungalow is situated on a large corner plot in the highly sought-after village of Burton Upon Stather, Lincolnshire. The property is in excellent condition, having undergone comprehensive renovation works with accessibility at the forefront, making it fully disabled-friendly and turn-key ready for immediate occupancy, with no forward chain.

The bungalow offers spacious, detached living accommodation with modern, stylish interiors. It features three double bedrooms, including a master with an En-suite shower room, and a generous living space with a bright and airy lounge, benefiting from dual-aspect windows and a large bay window that overlooks the mature wrap-around gardens. The contemporary kitchen/dining room is equipped with high-gloss soft-close storage units, a breakfast bar, an induction hob, an oven, a grill, an extractor, and a freestanding dishwasher. Double external doors provide access to the kitchen/dining room from the front aspect, with additional direct access to the rear courtyard. The property also includes a modern family shower room, a guest WC, and a practical laundry space. With gas central heating throughout, full double glazing, and an alarm system, the home offers both comfort and security.

Notably, the property has been carefully adapted to accommodate those with mobility needs, including the conversion of the original garage into a storage space for electric disability vehicles. This conversion features a mains power supply, lighting, and a powered electric roll-up door, ensuring ease of access and convenience. Off-road parking is available, while the wrap-around gardens offer ample outdoor space for relaxation or entertainment. The south wing of the bungalow houses the private living accommodation, with three well-proportioned double bedrooms. The master bedroom includes an En-suite shower room and laundry area.

Set on a corner plot, the property enjoys large, private gardens, offering a peaceful outdoor retreat and ample off-road parking for multiple vehicles. Burton Upon Stather is a charming rural village with local amenities including a primary school, doctors' surgery, pharmacy, convenience store, and a welcoming village pub. The village is ideally located just a short 10-minute drive from Scunthorpe town centre, with excellent transport links via the M180 for easy access to Doncaster and Grimsby.

This immaculate, accessible bungalow presents an outstanding opportunity for those seeking a spacious, move-in-ready home in a desirable village location. Contact us today to arrange a viewing!

### **Porch**

The side entrance porch features a uPVC glazed door with an adjacent window pane, wood-effect vinyl flooring, a radiator, and a double-doored storage cupboard. It is well-lit with ceiling lighting, and provides access to the WC and lounge through internal doors.

### **WC** *1.37m x 0.94m*

The guest WC includes a traditional push flush toilet, a wall-hung oval hand basin, a front aspect obscure glazed window, wood-effect vinyl flooring, and PVC wall panels. The space is finished with ceiling lighting.

### **Lounge** *6.08m x 3.60m*

The lounge boasts wood-effect vinyl flooring, dual-aspect windows including a large rounded bay to the side, and two radiators. A gas fire with a wooden mantle and tiled hearth adds warmth and charm. Internal glazed double doors open to the kitchen and dining room, and the space is illuminated by two ceiling light fittings.

### **Kitchen / Dining Room** *7.56m x 3.03m*

The spacious kitchen and dining area features white high gloss soft-close wall and base units, including a breakfast bar. It is equipped with a black glazed induction

hob with an extractor overhead, a built-in oven, and a separate grill. Additional amenities include an under-counter freestanding dishwasher, a white fronted vertical column radiator, and a stainless steel sink with a drainer. The room benefits from a rear aspect window and a single external uPVC door, and is well-lit with two ceiling light fittings.

**Bedroom One** *3.44m x 3.36m*

The master bedroom features wood laminate flooring, a rear aspect window, a radiator, and ceiling lighting. It also opens directly into the En-suite shower room and laundry space.

**En-Suite Shower Room / Laundry Room** *3.36m x 2.70m*

The En-suite shower room in the master bedroom, integrated into the rear garage renovation, features wood laminate flooring and a rear aspect obscure glazed window. It includes a back-to-wall combination double-door high-gloss vanity hand basin and a low-level push-flush toilet. The enlarged walk-in shower tray has a fixed glazed screen and an electric shower unit. The room is finished with PVC walls and ceiling, an extractor unit, a chrome ladder-style radiator, built-in raised storage for a washer and dryer, and ceiling lighting.

**Bedroom Two** *3.83m x 3.45m*

The double bedroom includes wood-effect laminate flooring, a radiator, a front aspect window, and ceiling lighting.

**Bedroom Three** *2.89m x 2.84m*

The double bedroom includes wood-effect laminate flooring, a radiator, a front aspect window, and ceiling lighting.

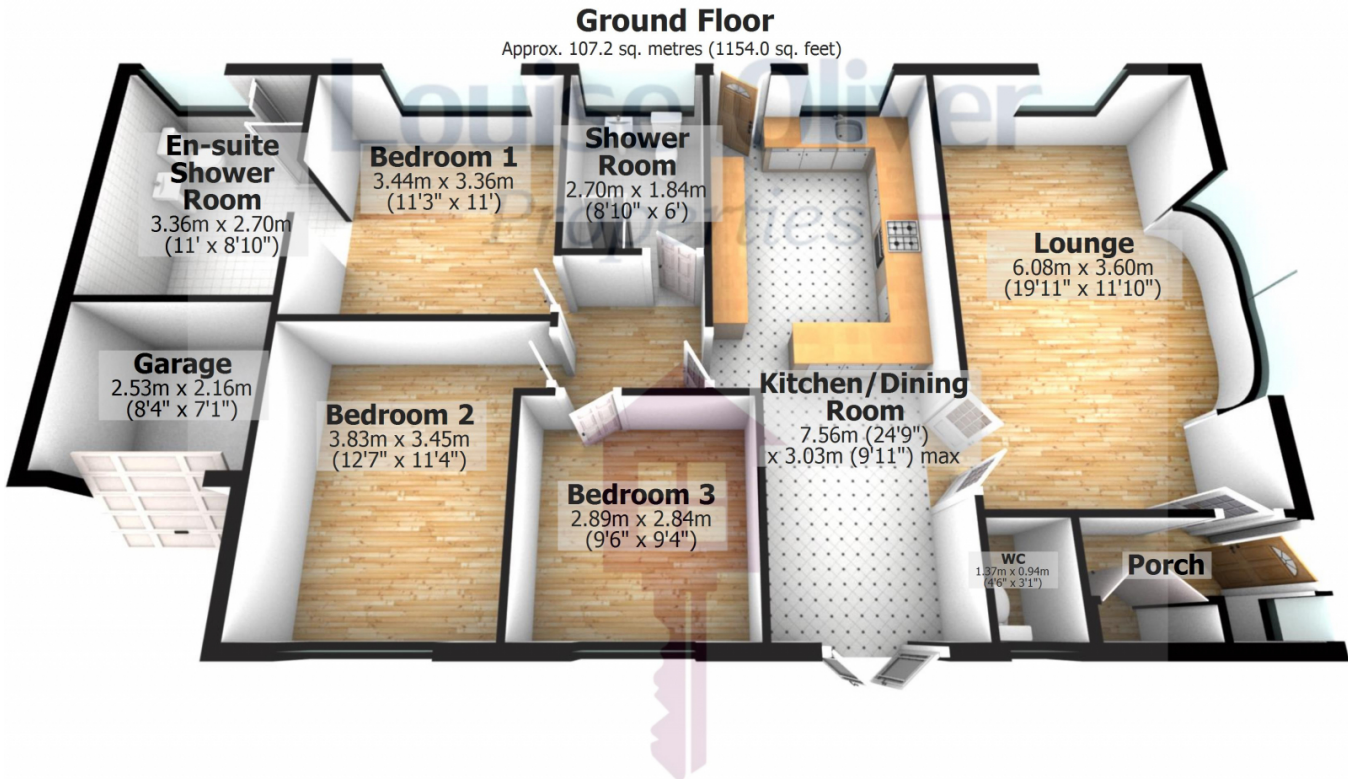
**Shower Room** *2.70m x 1.84m*

The modern shower room features a ladder-style towel radiator, a walk-in shower enclosure with a fixed glazed panel and electric shower unit, and a traditional push flush toilet. It includes a ceramic hand basin, a rear aspect obscure glazed window, an extractor fan, PVC wall panels, and spot lighting in the ceiling.

**GARAGE / STORAGE**

The existing garage, measuring 2.53m by 2.16m, includes an electric roll-up door at the front, a mains power supply, and lighting. It has been used for storing mobility vehicles, providing easy and convenient access.

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Total area: approx. 107.2 sq. metres (1154.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Burton Upon Stather, DN15

