



28 DARTMOUTH ROAD

SCUNTHORPE, DN17 1TR

£315,000
FREEHOLD

Welcome to this beautifully presented and much-loved family home, located on the popular Dartmouth Road in Scunthorpe. Built by Keigar Homes, The Kingston is a spacious four-bedroom detached property offering high-quality living throughout—perfect for growing families.



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DESCRIPTION

The accommodation boasts four generously sized double bedrooms, including a superb master suite with en-suite shower room, and a well-appointed family bathroom serving the remaining bedrooms.

On the ground floor, you'll find a cosy living room featuring a charming inglenook fireplace, along with a spacious and stylish open-plan kitchen/dining/family room—the true heart of the home—with a large picture window overlooking the rear garden. Additional ground floor features include a separate utility room, a guest WC, and internal access to the integral garage.

Externally, the rear garden is beautifully landscaped with a mix of mature borders, a patio area ideal for entertaining, and even a dedicated vegetable patch.

This is a turn-key home in a desirable location—ready for its next chapter and also benefits from a private outlook to the rear.

ENTRANCE

LOUNGE

4.72m x 3.36m

KITCHEN DINING AREA

6.32m x 3.93m

SUNROOM

3.39m x 3.39m

UTILITY ROOM

CLOAKROOM WC

FIRST FLOOR ACCOMMODATION

PRINCIPAL BEDROOM

4.27m x 3.36m

EN-SUITE

BEDROOM TWO

3.77m x 3.59m

BEDROOM THREE

3.64m x 2.87m

BEDROOM FOUR

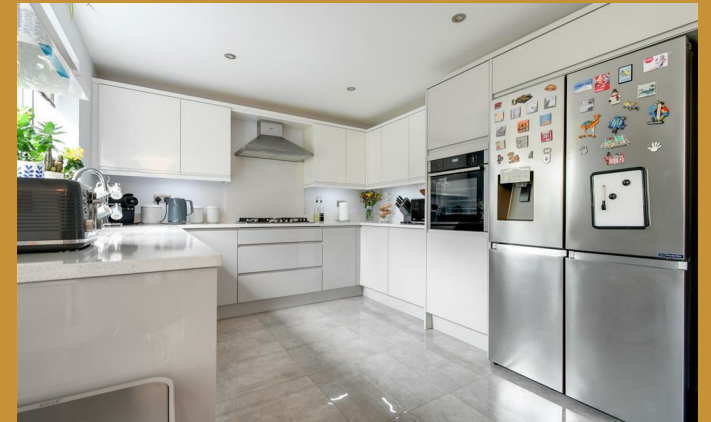
3.01m x 2.46m

FAMILY BATHROOM

OUTSIDE THE PROPERTY

INTEGRAL GARAGE

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ADDITIONAL INFORMATION

Local Authority –

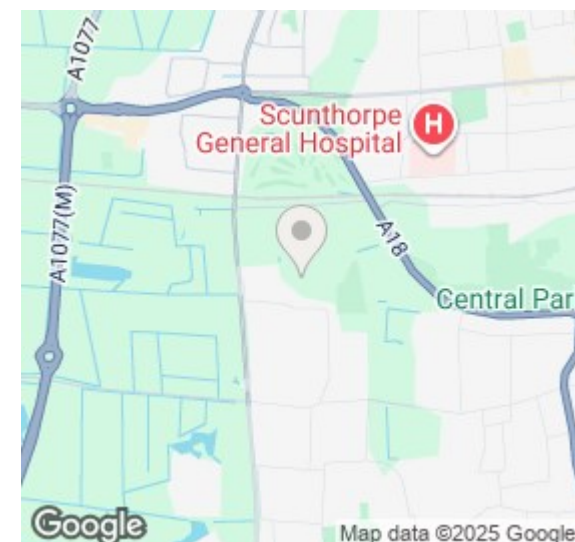
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1345.50 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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