



10 BURDOCK ROAD
SCUNTHORPE, DN16 3UP

£350,000
FREEHOLD

This immaculate four-bedroom Keigar home is beautifully presented throughout and occupies a desirable corner plot



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DESCRIPTION

Finished to an exceptional standard, the property boasts a double garage, ample driveway parking, and a superbly landscaped rear garden.

On entering the home, you are greeted by a welcoming hallway. To the left is a bright, forward-facing lounge featuring a charming Ingle Nook fireplace with log-burning stove – perfect for cosy winter evenings. Working from home? this house also has that covered with a stunning home office to the front of the property all kitted out with inbuilt furniture. The ground floor also offers a stylish WC and a separate utility room.

The heart of the home is the impressive, full-width open-plan kitchen with a central island. Designed with both style and practicality in mind, it features sleek integrated appliances, including double ovens and a wine cooler, making it a true chef's delight. This stunning space flows seamlessly into a spacious dining area and family room, with bi-fold doors opening directly onto the garden – ideal for entertaining and everyday family living.

Upstairs, the master bedroom enjoys its own modern ensuite. Three further well-proportioned bedrooms are served by a contemporary family bathroom.

This home has been thoughtfully upgraded since new, offering a turnkey opportunity for its next owners. Located in a sought-after area, it benefits from nearby green spaces, a local park, and excellent school catchments.

ENTRANCE HALLWAY

Accessed through a composite door with stairs to first floor and a radiator.

LIVING ROOM

With a uPVC double glazed window to front aspect,

Inglenook fire place with log burning stove and timber mantle, radiator.

HOME OFFICE

With a uPVC double glazed window to front aspect, built in storage and desk, radiator.

DOWNSTAIRS WC

With a WC, hand wash basin, radiator and extractor fan.

KITCHEN / DINER / FAMILY ROOM

With a uPVC double glazed window to rear aspect, range of wall and base units with quartz worktops and splash back, kickboard lighting, sunken sink, integrated dishwasher, 2 X eye level electric fan assisted ovens, five ring gas hob with extractor fan, space for an American style fridge freezer - island with wine cooler and breakfast bar, leading into dining area with space for a six seater table and chairs, column radiator. The family area has Velux style windows to the ceiling and bifold doors to the rear.

UTILITY

With a uPVC double glazed door to side aspect, space for a washing machine and dryer, storage and housing the boiler.

FIRST FLOOR LANDING

With loft hatch access and storage cupboard.

MASTER BEDROOM

With 2 X uPVC double glazed window to rear aspect, 2 X radiators and built in wardrobes leading into:-

MASTER EN-SUITE

With an opaque uPVC double glazed window to side aspect, walk in shower with handheld and rainfall attachment, WC, vanity housed hand wash basin and a radiator.

BEDROOM TWO

With 2 X uPVC double glazed windows to front aspect, 2

X radiators, built in wardrobes and over the stairs storage cupboard.

BEDROOM THREE

With a uPVC double glazed window to front aspect and a radiator.

BEDROOM FOUR

With a uPVC double glazed window to rear aspect and a radiator.

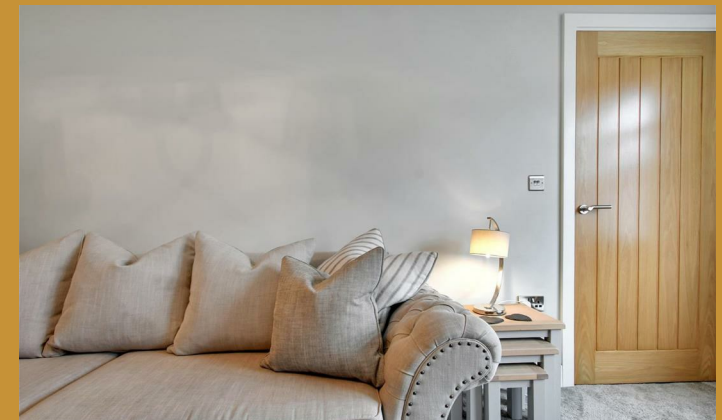
FAMILY BATHROOM

With an opaque uPVC double glazed window to side aspect, P shaped bath with overhead shower, WC, hand wash basin and a radiator.

EXTERNALLY

The property is positioned on a corner plot, the front is laid to lawn with mature shrubs and has a timber gate for access to the rear. The rear garden is fully enclosed with timber fencing to one side and a brick wall to the external side, laid to astro turf with a patio area and access through an integral door to the detached double garage with roller shutter doors which can be accessed from Bilberry Close and has a driveway for two vehicles.

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ADDITIONAL INFORMATION

Local Authority –

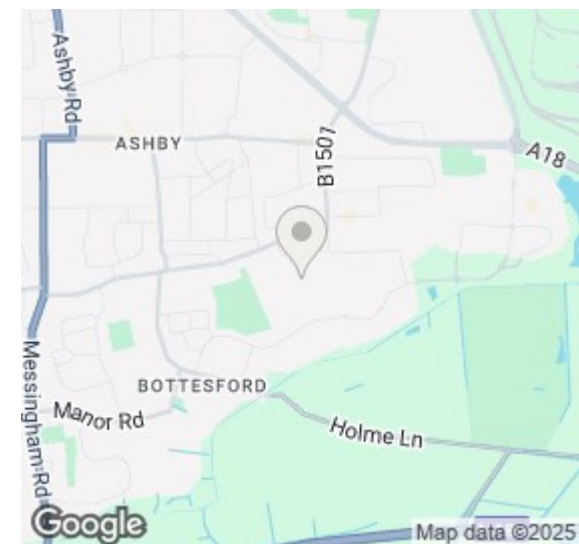
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1485.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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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