



- Incredible Family Home
- Extended Accommodation
- 4 Bedrooms
- 2/3 Bathrooms
- Impressive Ground Floor Living Space
- Ample Off Street Parking
- 2 x Outbuildings
- MUST VIEW!

Burringham Road, Scunthorpe, DN17 2DF,  
£380,000





Starkey&Brown are delighted to offer for sale this immaculately presented and extended family home on Burringham Road, close by to a wide range of essential amenities. Complete with off street parking for up to 10 vehicles, front/rear gardens and two outbuildings ideal for home working, this fantastic property has so much to offer. The accommodation briefly comprises of 4 bedrooms (master with en-suite/walk in wardrobe) and a family bathroom to the first floor, whilst downstairs boasts an entrance hall, bay fronted lounge, study area, utility room, modern shower room and an impressive open plan kitchen/diner/family room. An internal inspection is highly recommended to truly appreciate everything this home has to offer, call today to view! Freehold. Council tax band: B



### Entrance Hallway

Having front entrance door, uPVC double glazed window to the front aspect, radiator and stairs rising to the first floor with cupboard beneath (having uPVC double glazed window to the side aspect, radiator and gas central heating boiler).

### Lounge

10' 2" x 19' 5" into bay (3.10m x 5.91m)  
Having uPVC double glazed bay window to the front aspect, radiator, coved ceiling and storage cupboard.

### Study

10' 2" x 6' 9" (3.10m x 2.06m)  
Having uPVC double glazed window to the rear aspect, ceiling spotlights, coved ceiling, radiator and stairs rising to the master bedroom.

### Family Room

19' 1" x 17' 9" (5.81m x 5.41m)  
Having uPVC double glazed window to the side aspect, coved ceiling, radiator and opening to kitchen/diner.

### Kitchen/Diner

19' 3" x 13' 9" (5.86m x 4.19m)  
Having French doors opening onto a patio area, uPVC double glazed windows to the rear and side aspects, a range of wall and base units with Quartz work surfaces over, space for large fridge freezer, built in double oven, built in dishwasher, built in 5 ring hob with extractor over, sink unit, ceiling spotlights and radiator.

### Rear Lobby

6' 5" x 3' 6" (1.95m x 1.07m)  
Having door to the side aspect, radiator and coved ceiling.

### Utility Room

6' 5" x 7' 0" (1.95m x 2.13m)  
Having uPVC double glazed window to the side aspect, heated towel rail, wall and base units with work surfaces over, inset sink and drainer unit and space/plumbing for white goods.

### Shower Room

4' 8" x 10' 9" (1.42m x 3.27m)  
Having uPVC double glazed window to the side aspect, large walk in shower cubicle with rainfall shower and additional handheld shower inset, wash hand basin set in vanity unit, low level WC, heated towel rail and ceiling spotlights.

### First Floor Landing

Having access to master bedroom.

### Master Bedroom

10' 1" max x 14' 1" max (3.07m x 4.29m)  
Having uPVC double glazed window to the front aspect, radiator, coved ceiling and access to dressing area.

### Dressing Room/En-suite

5' 8" x 7' 4" (1.73m x 2.23m)  
Having uPVC double glazed window to the rear aspect, radiator, fitted wardrobes, ceiling spotlights and wash hand basin and WC set in vanity unit.

### Second Landing

Having uPVC double glazed window to the side aspect, coved ceiling, loft access and access to 3 bedrooms and family bathroom.

### Bedroom 2

12' 5" x 9' 9" (3.78m x 2.97m)  
Having uPVC double glazed window to the front aspect, radiator and coved ceiling.

### Bedroom 3

10' 9" x 11' 8" (3.27m x 3.55m)  
Having uPVC double glazed window to the front aspect, radiator, coved ceiling and fitted wardrobes.

### Bedroom 4

7' 8" x 8' 0" (2.34m x 2.44m)  
Having uPVC double glazed window to the rear aspect, coved ceiling and radiator.

### Family Bathroom

6' 2" max x 6' 5" max (1.88m x 1.95m)  
Having uPVC double glazed window to the front aspect, freestanding claw foot bath, wash hand basin, low level WC, heated towel rail and coved ceiling.

### Outdoor Office/Show Room

20' 3" x 12' 4" (6.17m x 3.76m)  
Having window and doors to the front aspect, light, power and storage room accessed via the rear.

### Workshop

17' 1" x 23' 2" (5.20m x 7.06m)  
Having doors to the front aspect, window to the side, light, power and adjoining storage room.

### Outside

The property is set back from the road and has off street parking for approximately 10 cars. The front garden is mainly laid to lawn with a range of plants/trees. The driveway extends down the side of the property and leads to the rear. The rear garden includes a lawned area, paved patio area, pond, a range of plants/trees and two outbuildings (currently used as a workshop and office/show room).





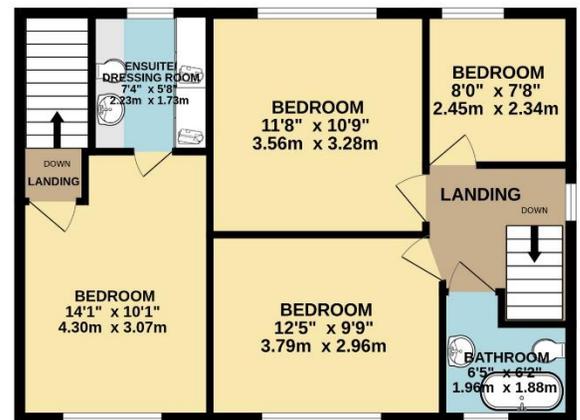






GROUND FLOOR

1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

1 Oswald Road, Scunthorpe, DN15 7PU  
T: 01724 856100  
E: [scunthorpe@starkeyandbrown.co.uk](mailto:scunthorpe@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE