



- Well Presented Detached Bungalow
- 3 Bedrooms
- Modern Kitchen & Bathroom
- New Boiler 2019
- Conservatory
- 18ft9 Lounge
- Off Street Parking & Garage
- Front & Rear Gardens

Linton Rise, Burton-Upon-Stather, DN15 9HJ,  
£255,000





Starkey&Brown are delighted to offer for sale this well presented bungalow in the sought after village of Burton Upon Stather. The accommodation briefly comprises of 3 bedrooms, lounge, conservatory and a modern kitchen and bathroom with a four piece suite. Outside the property has front and rear gardens, off street parking and a garage. Additional features include uPVC double glazing and a gas central heating system (new boiler 2019). An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C



## Entrance Porch

Having uPVC double glazed door to the front aspect and door into hallway.

## Hallway

Having radiator, loft access and cupboard with gas central heating boiler (new 2019).

## Lounge

12' 8" x 18' 9" (3.86m x 5.71m)

Having uPVC double glazed windows to the front and side aspects, radiator, coved ceiling and feature fireplace.



## Kitchen

12' 8" max x 14' 5" max (3.86m x 4.39m)

Having uPVC double glazed windows to the rear and side aspects, uPVC double glazed door to the rear aspect, radiator, coved ceiling, ceiling spotlights, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in double oven, built in induction hob with extractor over and space/plumbing for washing machine.



## Conservatory

9' 8" x 10' 7" (2.94m x 3.22m)

Having uPVC double glazed French doors to the side aspect and uPVC double glazed windows.

## Bedroom 1

11' 10" x 11' 0" (3.60m x 3.35m)

Having uPVC double glazed window to the front aspect, radiator and coved ceiling.



## Bedroom 2

10' 1" x 10' 10" (3.07m x 3.30m)

Having uPVC double glazed window to the rear aspect, radiator, coved ceiling and fitted wardrobes.

## Bedroom 3

7' 9" x 10' 10" (2.36m x 3.30m)

Having uPVC double glazed sliding doors into the conservatory, radiator and coved ceiling.



## Bathroom

6' 8" x 8' 2" (2.03m x 2.49m)

Having uPVC double glazed window to the side aspect, panelled bath, shower cubicle with rainfall shower and additional handheld shower inset, wash hand basin set in vanity unit, WC, heated towel rail and ceiling spotlights.

## Outside Front

The front garden is mainly laid to lawn, there is a driveway which provides off street parking and leads through gates at the side to the garage.

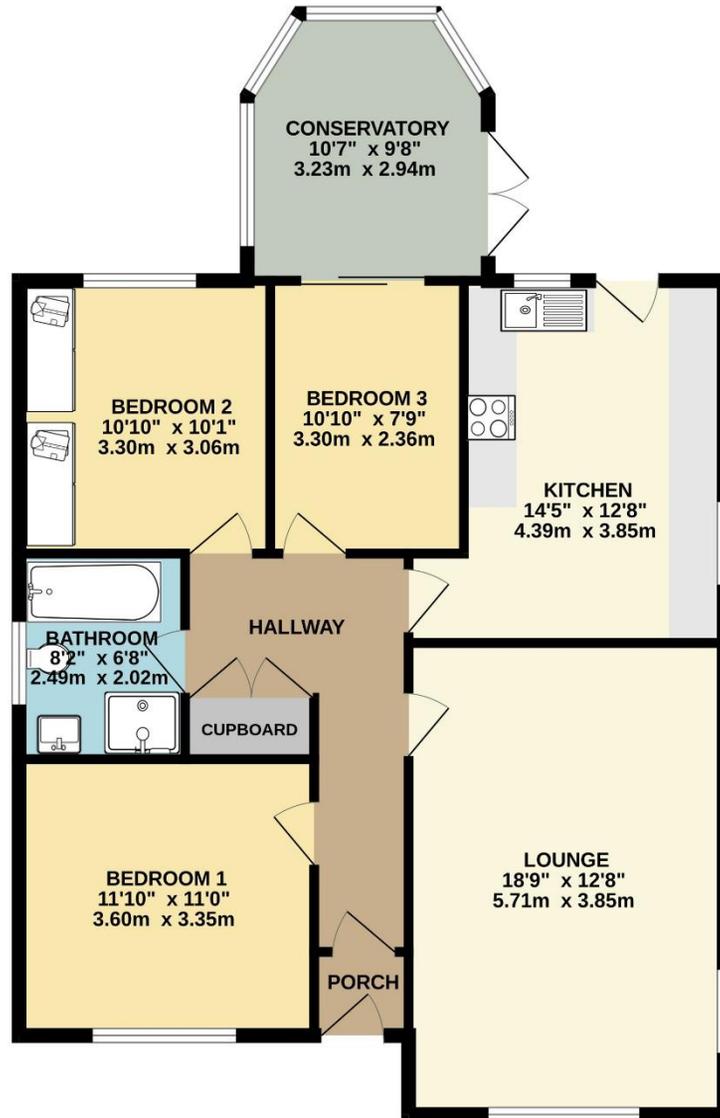
## Outside Rear

The rear garden is enclosed with fenced perimeters and has lawned areas, paved areas and a range of plants/trees.





GROUND FLOOR



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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



www.starkeyandbrown.co.uk



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