





2 ST. BARBARAS CRESCENT

SCUNTHORPE, DN15 9ET

£235,000

FREEHOLD

Enjoying uninterrupted open field views from an elevated corner position, this extended three-bedroom detached bungalow offers spacious accommodation and an exciting opportunity to create a truly individual home. Much of the major work has already been completed, including a smart rendered exterior, modern kitchen, four-piece bathroom and updated internal layout. The property now requires flooring, decoration and final finishing touches, allowing its new owner to complete it entirely to their own taste. Gardens extend around three sides, with off-road parking and a detached garage completing this highly appealing village home.

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DESCRIPTION

Occupying an excellent elevated corner plot within the highly sought-after village of Burton upon Stather, this extended three-bedroom detached bungalow enjoys uninterrupted views across the open fields directly opposite.

Offering generous and versatile accommodation extending to approximately 1,079 sq ft, the property represents an exciting blank canvas for anyone looking to create their dream home. Much of the hard work has already been undertaken, including the extension and reconfiguration of the accommodation, a smart rendered exterior, modern uPVC windows and external doors, a fitted kitchen, contemporary four-piece bathroom and plastered walls throughout. The remaining flooring, decoration and finishing touches can now be completed entirely to the new owner's individual taste.

The accommodation begins with an entrance porch opening directly into the impressive kitchen diner. This bright and spacious room is fitted with a modern range of white units complemented by contrasting work surfaces and splashbacks. A central island incorporates the oven and hob while also providing valuable additional preparation and storage space, with plenty of room remaining for a dining table and chairs.

A particular highlight is the superb lounge, which measures approximately 25ft in length and provides an impressive space for both relaxing and entertaining. Multiple windows allow plenty of natural light to flow throughout the room, while French doors provide direct access to the garden.

An inner hallway leads to three bedrooms and the spacious family bathroom. Bedroom one is a generous double, with the remaining bedrooms offering flexibility for family, guests or use as a home office.

The bathroom has been fitted with a stylish modern four-piece suite comprising a panelled bath, separate glazed walk in shower, pedestal wash hand basin and WC, together with contemporary black sparkle surrounds, a heated towel rail and recessed ceiling lighting.

Externally, the bungalow has an attractive modern appearance, finished in a light render with contrasting dark grey detailing. The property stands on an elevated corner plot with established lawned gardens extending around the front, side and rear, making the most of its impressive open outlook. Off-road parking leads to the detached garage, which benefits from windows and an inspection pit.

Burton upon Stather is a highly regarded village situated on the outskirts of Scunthorpe, offering a pleasant semi-rural setting, a strong sense of community and useful local amenities. The village is also well positioned for access to Scunthorpe and the surrounding towns and villages, making it an excellent choice for those seeking village living while retaining convenient transport links.

With its generous accommodation, modern improvements, excellent corner plot and uninterrupted countryside views, this bungalow offers a rare opportunity to add the final personal touches to a home with enormous potential.

ENTRANCE PORCH

A useful entrance porch with a modern external door featuring a glazed panel that perfectly frames the impressive open field views. A further door opens directly into the kitchen diner.

KITCHEN DINER

A spacious and naturally bright kitchen diner with uPVC double-glazed windows to the front and side elevations. Fitted with a modern range of white wall and base units complemented by contrasting dark work surfaces and matching splashbacks.

A central island provides valuable additional storage and preparation space while incorporating an electric oven and hob. Further features include an inset sink and drainer, space and plumbing for a washing machine, space for a fridge freezer, recessed ceiling lighting and two radiators.

The generous proportions provide ample space for a dining table and chairs, with the remaining flooring and decorative finishes ready to be completed to the buyer's own taste.

LOUNGE

A superb extended reception room offering impressive proportions and excellent flexibility for a range of lounge and dining furniture. Multiple uPVC double-glazed windows allow plenty of natural light to flow throughout the room, while French doors provide direct access to the garden. Two radiators. The room has been plastered and is ready for the new owner's choice of flooring and decoration.

INNER HALLWAY

Providing access to all three bedrooms and the bathroom, with loft access and a useful storage cupboard housing the boiler.

BEDROOM ONE

A generous double bedroom with uPVC double-glazed window to the side elevation, radiator and exposed timber floorboards ready for the buyer's choice of flooring.

BEDROOM TWO

A well-proportioned bedroom with a uPVC double-glazed window and radiator.

BEDROOM THREE

A versatile third bedroom with a uPVC double-glazed window and radiator, equally suitable for use as a child's bedroom, guest room or home office.

BATHROOM

An unusually spacious bathroom fitted with a contemporary four-piece suite comprising a panelled bath with centrally positioned mixer tap and contrasting black sparkle surrounds, a separate glazed shower enclosure with rainfall and handheld shower fittings, pedestal wash hand basin and low-level WC.

Further features include a heated towel rail, radiator, recessed ceiling lighting and a uPVC double-glazed window. The room requires final flooring and decorative finishes.

DETACHED GARAGE

A useful detached garage with an up-and-over entrance door, windows to the side and rear elevations and an inspection pit.

OUTSIDE

The property occupies an elevated corner plot with established lawned gardens extending around the front, side and rear of the bungalow. Its prominent position provides an attractive open aspect with uninterrupted views across the fields directly opposite.

Off-road parking provides access to the detached garage, while pathways extend around the bungalow. The gardens offer plenty of scope for the new owner to add planting, seating areas or further landscaping to suit their individual requirements.

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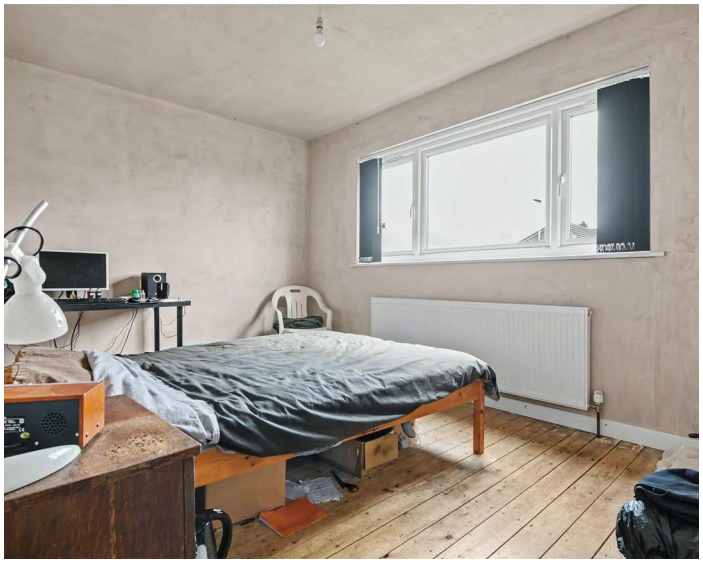














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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

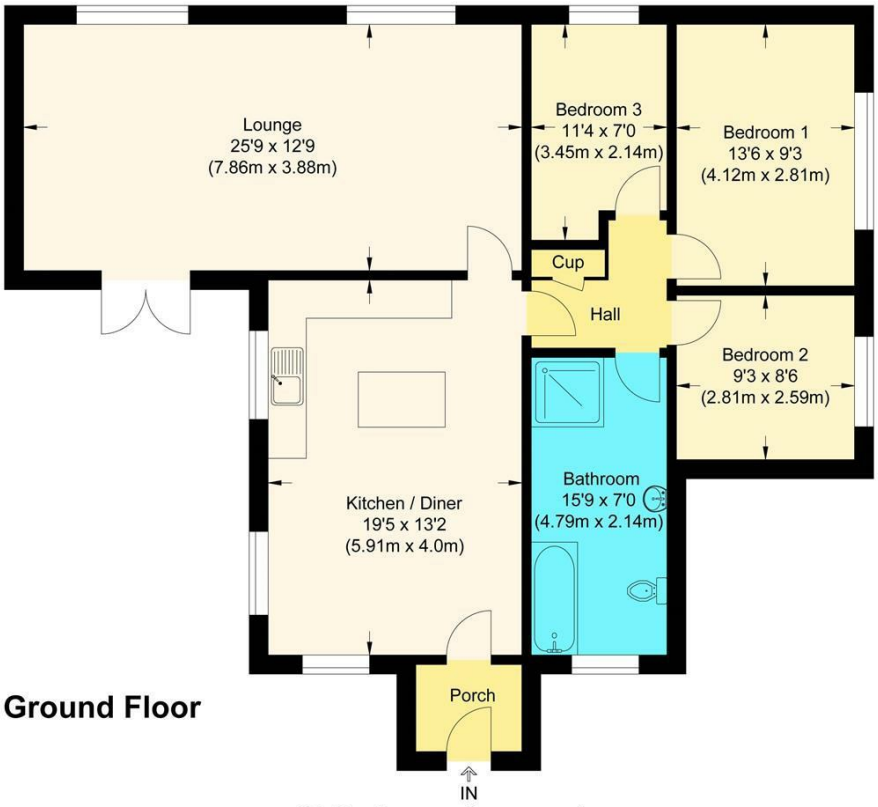
Viewings – By Appointment Only

Floor Area – 1079.00 sq ft

Tenure – Freehold



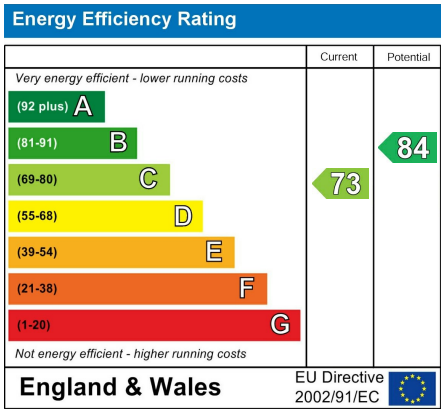




St Barbaras Crescent

Approximate Gross Internal Floor Area : 100.30 sq m / 1079.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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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