

- Sought After Village Location
- Detached Bungalow
- 3 Well Proportioned Bedrooms
- Shower Room & Separate WC
- Impressive 24ft9 Open Plan Living Kitchen
- Off Street Parking & Garage
- Front & Rear Gardens
- Chain Free!

Linton Rise, Burton-Upon-Stather, DN15 9HJ,  
£245,000



Offered for sale with NO ONWARD CHAIN in this quiet location in the popular village of Burton Upon Stather is this detached bungalow on Linton Rise. The property has fantastic views only a few steps away from the front door, further outdoor space includes off street parking, garage and a good size rear garden. The internal accommodation briefly comprises of an impressive open plan living/kitchen/dining area, shower room, separate WC, 3 well proportioned bedrooms with fitted furniture, conservatory, an inner hall with two storage cupboards and a porch at either side of the property. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C



## Entrance Porch

Having uPVC double glazed door and windows to the side aspect and door into hall.

## Hall

Having radiator, coved ceiling and two storage cupboards.

## Open Plan Living Kitchen

2' 9" max x 22' 6" max (7.54m x 6.85m)

Having uPVC double glazed windows to the front and side aspects, uPVC double glazed door to the side porch, four radiators, coved ceiling, ceiling spotlights, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, built in microwave, built in induction hob with extractor and space/plumbing for appliances.



## Shower Room

5' 7" x 5' 2" (1.70m x 1.57m)

Having original wooden window to the side aspect, shower cubicle, extractor fan, wash hand basin set in vanity unit and radiator.

## WC

5' 7" x 2' 2" (1.70m x 0.66m)

Having original wooden window to the side aspect and WC.



## Bedroom 1

9' 4" x 13' 1" (2.84m x 3.98m)

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

## Bedroom 2

10' 1" x 11' 6" (3.07m x 3.50m)

Having uPVC double glazed window to the rear aspect, radiator, coved ceiling, fitted wardrobes and wash hand basin set in vanity unit.



## Bedroom 3

7' 5" x 11' 6" (2.26m x 3.50m)

Having uPVC double glazed French doors to the conservatory, radiator, loft access and built in furniture.

## Conservatory

11' 6" x 8' 1" (3.50m x 2.46m)

Having windows surrounding and sliding doors to the rear garden.

## Garage

9' 1" x 26' 5" (2.77m x 8.05m)

Having remote control roller door to the front, door into rear garden, two windows, light and power.



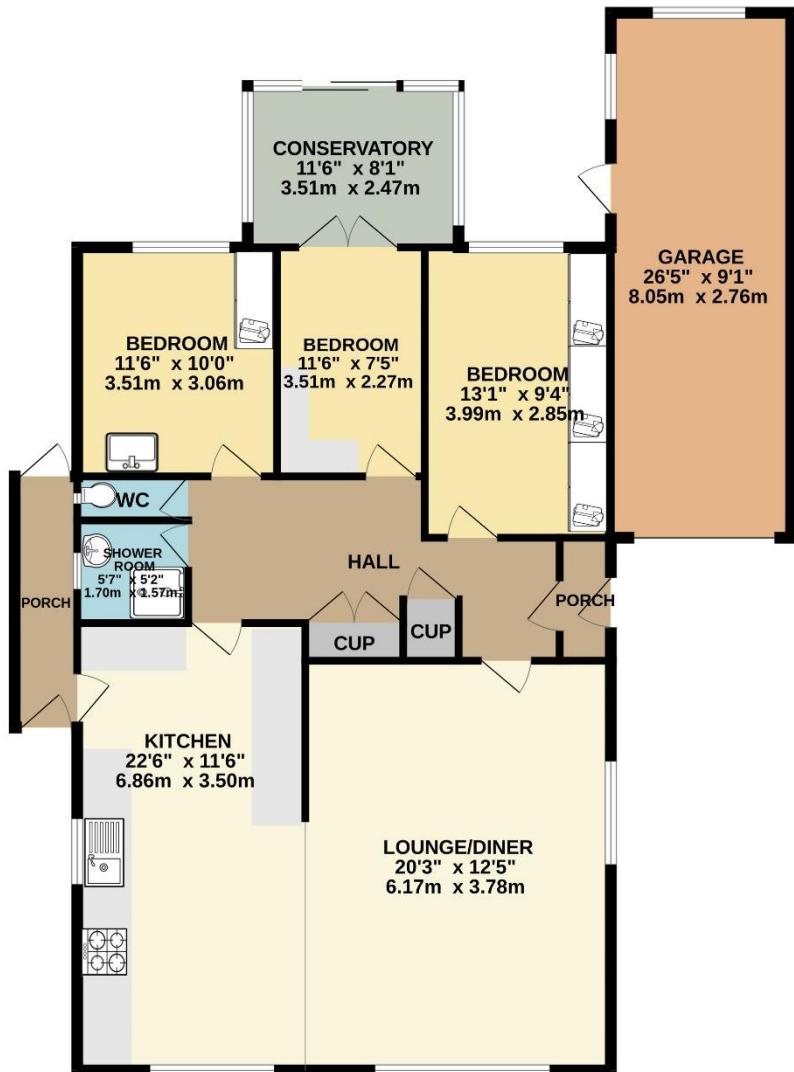
## Outside Front

Having a low maintenance garden, a driveway providing off street parking and access to the garage.

## Outside Rear

A good sized garden which is mainly laid to lawn with a fenced surround, paved patio area and outside socket.





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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 vendor'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.

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