



**12 BURDOCK ROAD**  
**SCUNTHORPE, DN16 3UP**

**£325,000**  
**FREEHOLD**

The Kingston is a beautifully designed four-bedroom detached home, offering space and style for modern family living.

It features a well-appointed family bathroom and an en-suite to the master bedroom for added convenience. With an integral garage and thoughtfully laid-out living spaces.



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01724 642002

# 12 BURDOCK ROAD

## Description

This is an absolutely exceptional example of a Keyguard Kingston four-bedroom detached family home, presented in immaculate condition and finished to a high standard throughout.

Offering generous living space and a superb layout, this home is perfectly suited to modern family life, while also appealing to those seeking a stylish, low-maintenance property with standout entertaining areas.

Upon entering, you are welcomed into a bright, forward-facing living room, complete with the signature inglenook fireplace, creating a warm and inviting focal point.

To the rear, the property opens up into a stunning open-plan kitchen, dining and family space — a true heart of the home. This expansive area benefits from French doors leading onto the side patio and a large picture window overlooking the garden, allowing for an abundance of natural light.

Further ground floor accommodation includes a separate utility room and a double under-counter storage area, adding practicality to the home's stylish design.

To the first floor, the property boasts a spacious master bedroom with a modern en-suite shower room, alongside three further well-proportioned double bedrooms. These are served by a contemporary family bathroom, with an additional room that has previously been utilised as a walk-in wardrobe, offering flexibility for a variety of uses.

Externally, the property continues to impress. To the front, there is a double driveway providing ample off-road parking.

The rear garden has been significantly enhanced to

create a truly enviable outdoor space, ideal for entertaining. Features include a gazebo, hot tub area, home bar, AstroTurf lawn, and a large resin patio area — perfect for outdoor dining and alfresco living.

EPC rating: B. Tenure: Freehold,  
ENTRANCE

LOUNGE

4.72m x 3.36m (15'6" x 11'0")

KITCHEN/DINING AREA

6.32m x 3.93m (20'9" x 12'11")

FAMILY AREA

3.39m x 3.02m (11'1" x 9'11")

UTILITY ROOM

WC

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE

4.27m x 3.36m (14'0" x 11'0")

EN-SUITE

BEDROOM TWO

3.77m x 3.59m (12'4" x 11'9")

BEDROOM THREE

3.64m x 2.89m (11'11" x 9'6")



## BEDROOM FOUR

3.01m x 2.41m (9'11" x 7'11")

## FAMILY BATHROOM

## OUTSIDE THE PROPERTY:

## INTEGRAL GARAGE

## REAR ELEVATION

The rear garden provides the perfect space for children or pets, being fully enclosed.

## SECURITY

All Keigar homes include an electronically fitted alarm system, high specification door and window locks. Smoke alarms to each floor.

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### ADDITIONAL INFORMATION

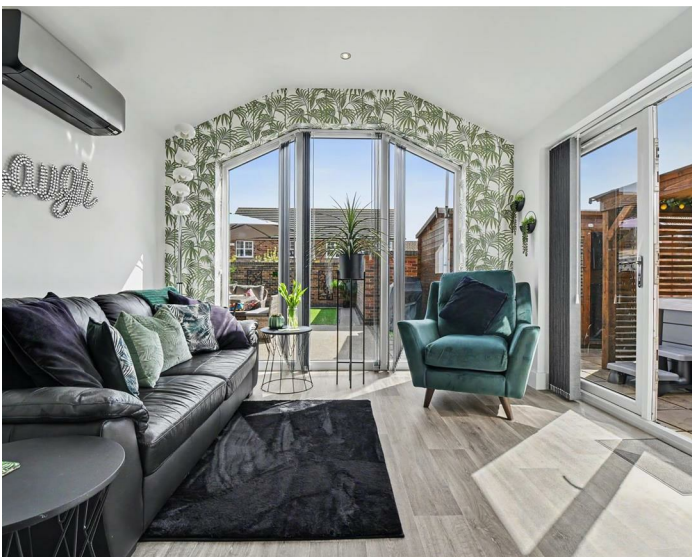
Local Authority –

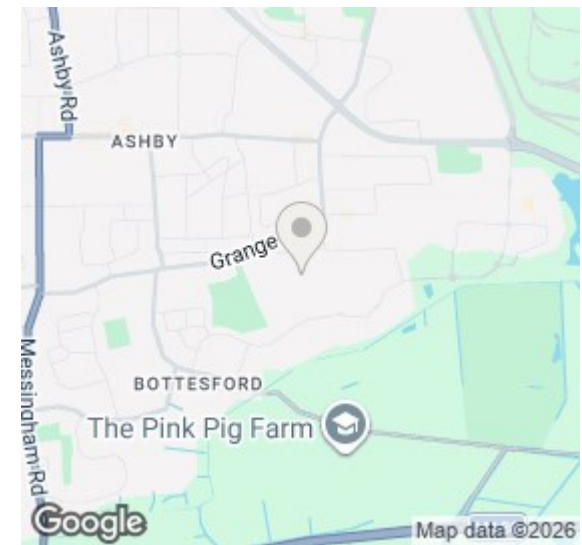
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1346.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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