



## Northwood Burringham Road, Scunthorpe

£395,000 Freehold

A SUBSTANTIAL DOMER STYLE DETACHED FAMILY HOME · LARGELY EXTENDED ACCOMMODATION · EXCELLENT VERSATILITY WITH AN EXCELLENT AMOUNT OF LIVING SPACE · QUALITY FITTED KITCHEN WITH A UTILITY ROOM · 4 DOUBLE BEDROOMS · MODERN FAMILY BATHROOM · PRIVATE ENCLOSED REAR GARDEN · AMPLE PARKING TO THE FRONT · VIEWING IS ESSENTIAL TO FULLY APPRECIATE

STUNNING EXTENDED FOUR  
BEDROOM DETACHED HOME  
- SUPERB OPEN PLAN LIVING  
WITH VERSATILE STUDIO  
SPACE

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:  
C

EPC Environmental Impact  
Rating: D

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DETACHED FAMILY HOME
- LARGELY EXTENDED  
ACCOMMODATION
- EXCELLENT VERSATILITY WITH AN  
EXCELLENT AMOUNT OF LIVING  
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- QUALITY FITTED KITCHEN WITH A  
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### Central Entrance Hallway

Includes a front uPVC double glazed entrance door with frosted glazing with twin side lights with frosted glazing, a single flight staircase leads to the first floor accommodation with open spell balustrading, a built-in storage cupboard and internal doors allows access off to;

### Cloakroom

Has a front uPVC double glazed window with frosted glazing, a low flush WC and a wash hand basin.

### Main Front Lounge

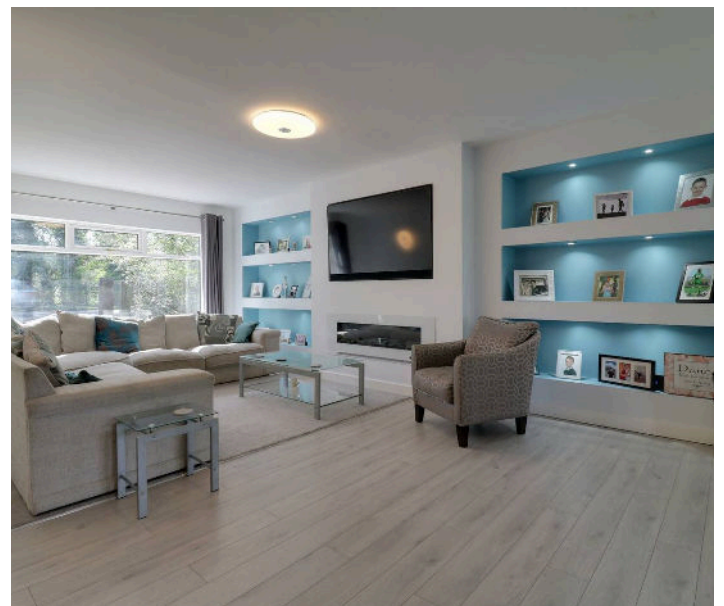
22' 1" x 27' 3" (6.72m x 8.30m)

With front uPVC double glazed window, feature media wall with log effect electric fire with a recessed TV and inset shelving and spotlighting, attractive laminate flooring, a wall mounted vertical gun metal radiator and an opening leads through to;

### Rear Living Area

27' 3" x 18' 1" (8.30m x 5.50m)

Enjoying a dual aspect with side uPVC double glazed window and bi-folding doors allowing access to the rear decked seating area, TV



## Rear Living Area

27' 3" x 18' 1" (8.30m x 5.50m)

Enjoying a dual aspect with side uPVC double glazed window and bi-folding doors allowing access to the rear decked seating area, TV input, inset ceiling spotlights and continuation of laminate flooring and an opening leads through to;

## Kitchen Diner

17' 4" x 13' 1" (5.28m x 4.00m)

With a rear uPVC double glazed window, a range of white gloss fronted low level units, drawer units and wall units with brushed aluminium style pull handles with a matching working top incorporating a one and a half sink bowl unit with drainer to the side and block mixer tap, a range of appliances which consists of a four ring electric hob with overhead electric canopied extractor fan and splash backs, a double electric oven with microwave and coffee machine above, integral fridge freezer, plumbing for a dishwasher, continuation of laminate flooring, two wall mounted vertical radiators in gun metal grey, ceiling spotlights, separate breakfast bar area and a door leads through to;

## Utility

12' 2" x 9' 2" (3.70m x 2.80m)

With a rear uPVC double glazed door allowing access to the garden and adjoining window, matching low level units to the kitchen with a single stainless steel sink unit with a block mixer tap and drainer to the side, plumbing for a washing machine, space for a tumble dryer, continuation of laminate flooring, ceiling spotlights and loft access.

## Studio

24' 11" x 19' 0" (7.60m x 5.80m)

With two twin front uPVC double glazed windows, laminate flooring, two side uPVC double glazed doors allowing access to the side of the property, laminate flooring, inset ceiling spotlights, an electric log effect fireplace and an opening leads through to a cinema area.

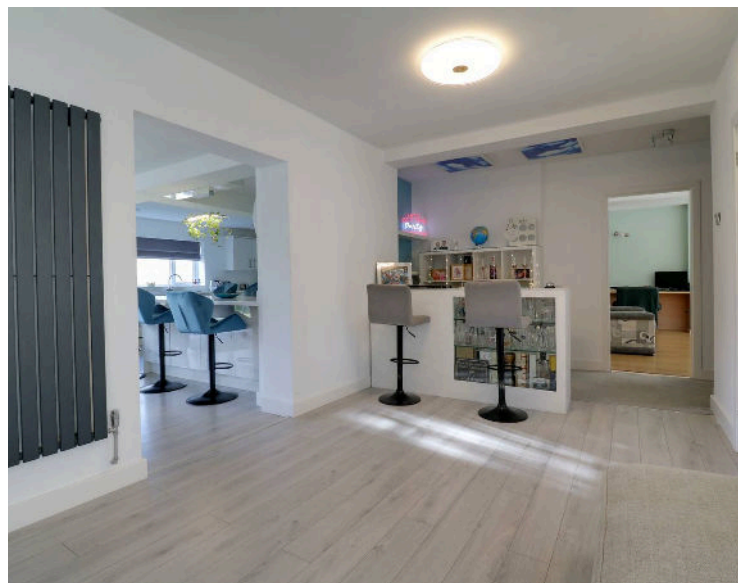
## First Floor Landing

Includes a rear uPVC double glazed window, a built-in storage cupboard and doors off to;

## Master Bedroom 1

16' 5" x 16' 5" (5.00m x 5.00m)

With a front uPVC double glazed and rear twin double glazed doors allowing access to a balcony area and fitted wardrobes.



### **Rear Double Bedroom 2**

14' 11" x 9' 5" (4.55m x 2.88m)

Enjoying a dual aspect with side and rear uPVC double glazed windows.

### **Front Double Bedroom 3**

14' 11" x 12' 10" (4.55m x 3.90m)

With a front uPVC double glazed window, a built-in storage cupboard and TV input.

### **Front Double Bedroom 4**

12' 10" x 10' 6" (3.90m x 3.21m)

Has a front and side uPVC double glazed windows and TV input.

### **Family Bathroom**

10' 6" x 9' 2" (3.20m x 2.80m)

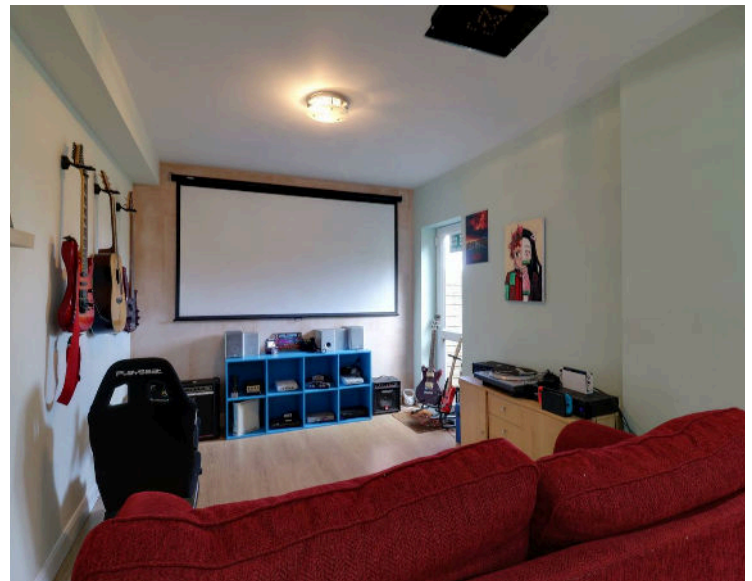
With a rear uPVC double glazed window with frosted glazing providing a five piece suite comprising a double walk-in shower cubicle with overhead Jacuzzi shower, low flush WC, his and hers wash hand basins with storage units beneath with tiled splash backs, central Jacuzzi bath with tiled splash back, cushioned flooring, ceiling spotlights and extractor fan.

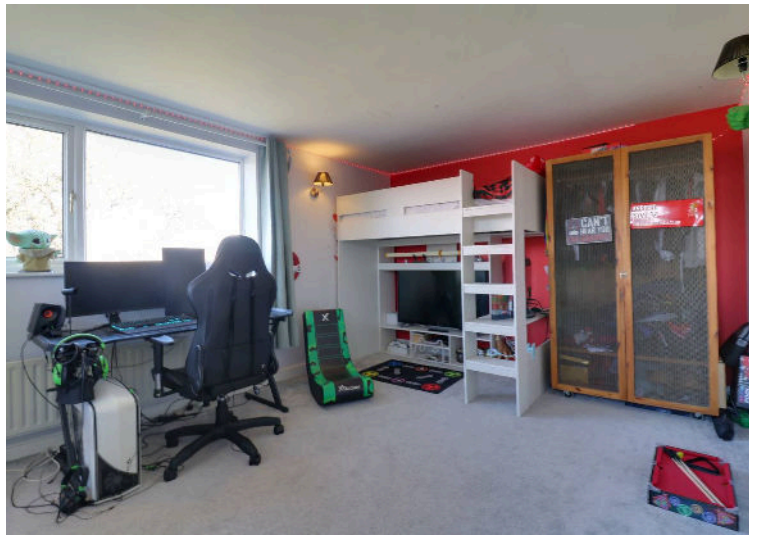
### **Seperate WC**

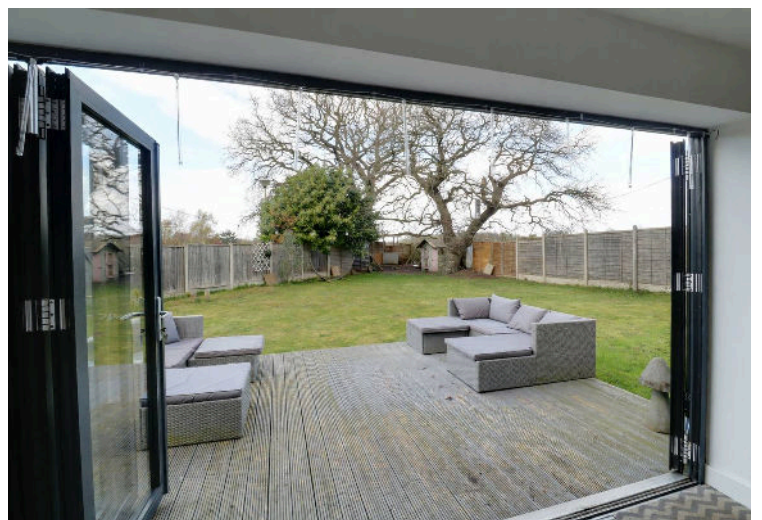
Has a front uPVC double glazed window with frosted glazing, a two piece suite in white comprising a low flush WC and a pedestal wash hand basin with cushioned flooring.

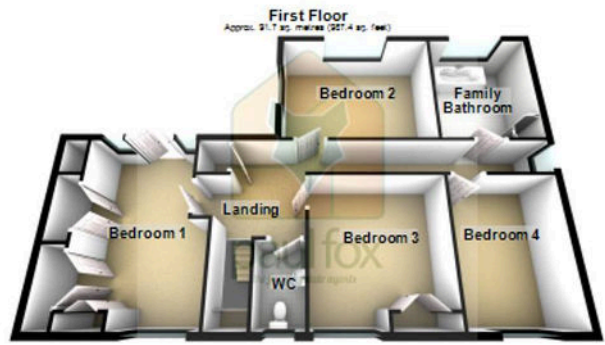
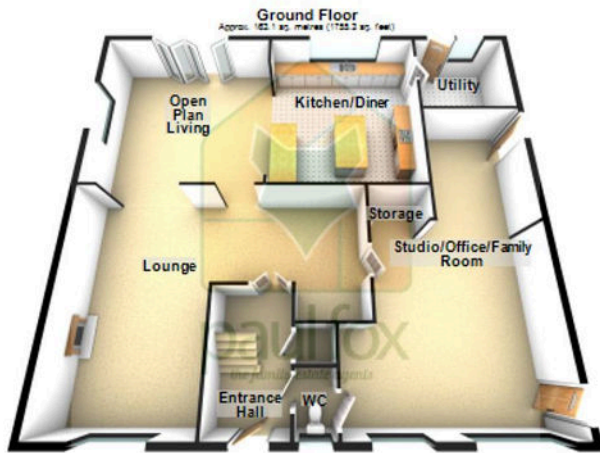
### **Grounds**

To the rear of the property provides a generous mature lawned garden with fully enclosed secure boundary fencing, a raised decked seating entertaining area. The lawns wrap to the side of the property with access via a secure side gate. The front provides ample parking via a horse shoe style front driveway with access to the front entrance.









Total area: approx. 254.8 sq. metres (2742.7 sq. feet)



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