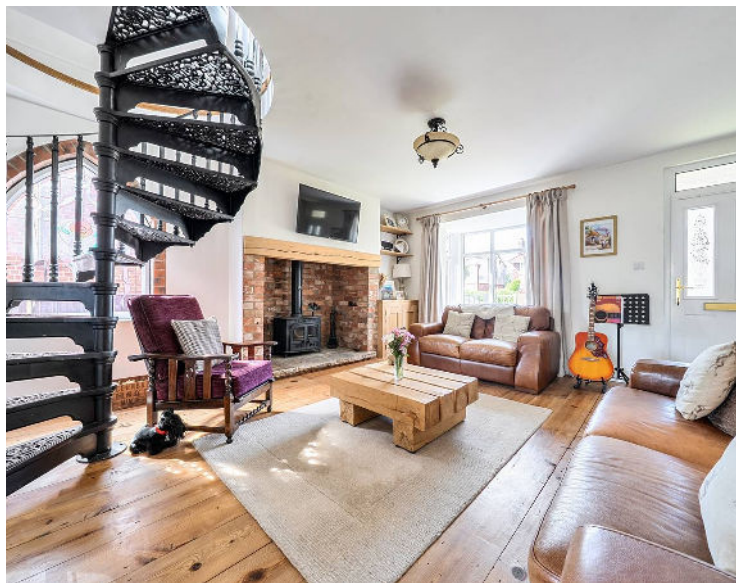




5 Flixborough Road, Burton-Upon-Stather

£440,000 Freehold

HIGHLY REGARDED VILLAGE LOCATION • BEAUTIFULLY PRESENTED DETACHED FAMILY HOME • TWO GENEROUS RECEPTION ROOMS • STUNNING OPEN PLAN KITCHEN DINER • UTILITY ROOM & GROUND FLOOR W.C. • FOUR SIZABLE BEDROOMS • MASTER WITH EN-SUITE SHOWER ROOM • CONTEMPORARY FAMILY BATHROOM SUITE • EXPANSIVE REAR GARDEN WITH VERSATILE OUTBUILDING • DOUBLE DRIVEWAY



Occupying an enviable position within the highly desirable village of Burton upon Stather, this outstanding detached family home offers an exceptional opportunity to acquire a beautifully presented residence that is ready to be enjoyed from day one. Immaculately maintained and thoughtfully designed throughout, the property combines spacious and versatile living accommodation with superb outdoor space, making it perfectly suited to modern family life.

Upon entering the property, the quality and space on offer are immediately apparent. The impressive sitting room enjoys an abundance of natural light through its dual-aspect windows, creating a bright and inviting living space. A distinctive spiral staircase provides an attractive architectural feature, adding both charm and character to the room. A formal dining room provides additional reception space, ideal for entertaining guests or accommodating the changing needs of a growing family.

Undoubtedly the heart of the home is the stunning open-plan kitchen diner, beautifully appointed and perfectly designed for both everyday living and social occasions alike. Complemented by a practical utility room and ground floor WC, the accommodation has been carefully arranged to offer both style and functionality.

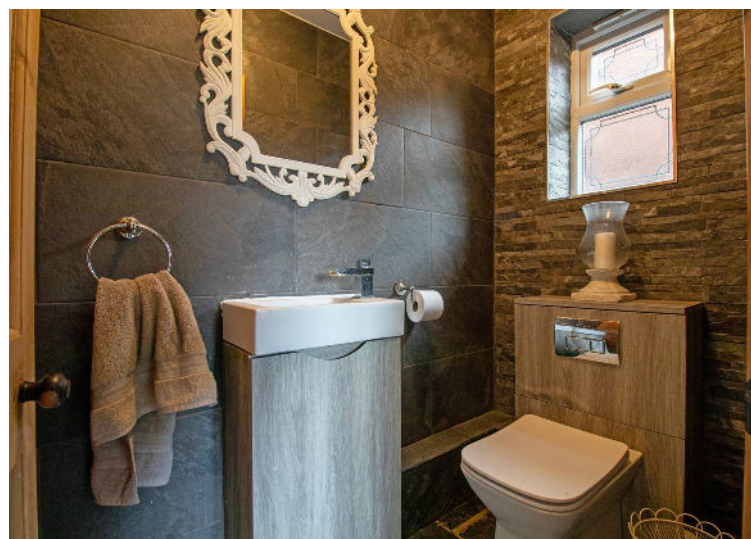
The first floor continues to impress, comprising four generously proportioned bedrooms, all presented to an excellent standard. The luxurious principal bedroom benefits from its own contemporary en-suite shower room, whilst the remaining bedrooms are served by a beautifully appointed four-piece family bathroom suite, creating a perfect sanctuary for the whole family.

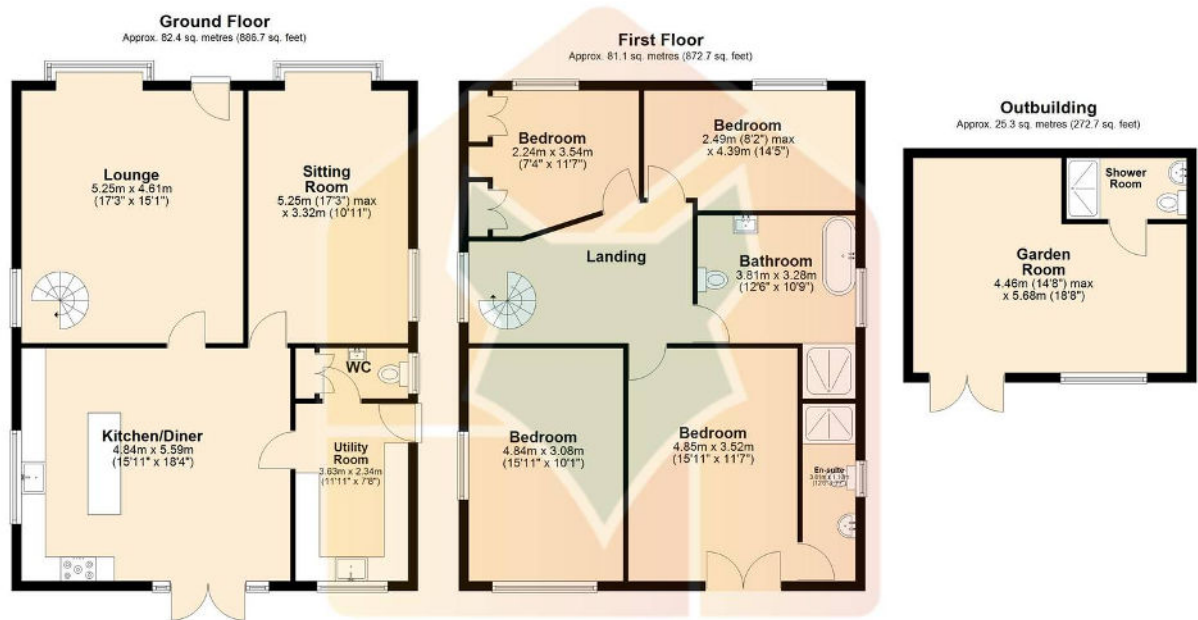
Externally, the property enjoys attractive kerb appeal, with a low-walled frontage and twin gated driveways providing secure access to extensive off-street parking for numerous vehicles. To the rear lies a truly impressive garden, offering an exceptional amount of space. Predominantly laid to lawn and enjoying a high degree of privacy, the garden provides the perfect environment for children to play, outdoor entertaining, or simply relaxing and enjoying the peaceful surroundings.

A further standout feature is the substantial brick-built outbuilding positioned to the rear of the plot. Benefiting from power, lighting, heating, oak hardwood flooring, and a well-appointed shower room comprising a WC, wash hand basin, and walk-in shower, this fantastic space offers tremendous scope and versatility. It could be utilised as a home office, gym, workshop, studio, annexe accommodation (subject to the necessary permissions), or adapted to suit a wide variety of lifestyle requirements.

Combining generous family accommodation, outstanding outdoor space and a highly sought-after village location, this remarkable home represents a rare opportunity within the local market. Early viewing is considered essential to fully appreciate the quality, space and lifestyle on offer.

Council Tax band: E, Tenure: Freehold, EPC Energy Efficiency Rating: D





Total area: approx. 188.8 sq. metres (2032.1 sq. feet)



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