Stather Road, Burton-upon-Stather, Scunthorpe, DN15 9DH

BEAUTIFULLY SITUATED & DECEPTIVELY SPACIOUS FAMILY HOME OVERLOOKING the RIVER TRENT | SPACIOUS RECEPTION ROOMS TO FIRST FLOOR | POSSIBLE FOUR BEDROOMS over TWO FLOORS | AMPLE OFF ROAD PARKING

LOW MAINTENANCE, ATTRACTIVE REAR GARDEN | GCH & DG | VILLAGE LOCATION |

Asking Price: £285,000
Stather Road, Burton-upon-Stather, Scunthorpe, DN15 9DH

This beautifully situated and well presented family home, which is deceptively spacious throughout, briefly comprises; a ground floor double bedroom and conservatory, with stairs leading to the first floor, which offers a versatile lay out with three further bedrooms- the master of which has an en-suite shower room, a bathroom, fitted kitchen and open plan lounge / diner. To the front of the home there is a driveway, offering ample off road parking and leading to the integral garage. To the rear of the property there is a well presented, multi level garden, with decked seating areas and mature shrubs and trees. In addition to this the home benefits from a gas central heating system with HIVE and double glazing.

This family home is in an enviable position, with amazing views overlooking the River Trent, close to local schools and amenities. Within the village there are two pubs / restaurants serving home cooked meals. Also nearby there are walks along Burton Hills, leading as far as Alkborough Flats if desired! Viewing highly recommended!

MAIN
Attractive front to the property, with a driveway, offering ample off road parking, leading to the garage - which benefits from electrics.

VIEWS
Amazing views to the front aspect, over the River Trent and open countryside.

FIRST FLOOR LOUNGE / BEDROOM
5.26m (17’ 3”) x 3.73m (12’ 3”)
First floor neutrally decorated room, which is currently being used as a reception room, but could be used as a bedroom if required. The room has double doors leading out to the balcony - offering a great spot to enjoy the spectacular views.

BALCONY

BALCONY ANGLE 2
KITCHEN / DINER
2.02m (6' 8") x 6.24m (20' 6")
Fitted kitchen / diner to the first floor of the property, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob, extractor fan and dishwasher.

OPEN PLAN LOUNGE / DINER
Generously sized, open plan lounge / diner to the rear of the property, with access through patio doors to the rear garden. This open plan area offers a great space, ideal for family gatherings and entertaining.

KITCHEN OUTLOOK
Great views from the kitchen window.

RECEPTION ROOM
9.05m (29' 8") x 6m (19' 8") (max)

ANGLE 2

PATIO AREA LEADING FROM RECEPTION ROOM
Decked area, which leads from the lounge / diner, offering a well presented, attractive space for al fresco dining. The garden has raised areas, with mature shrubs and trees.
**GARDEN**

**MASTER BEDROOM**
5.05m (16' 7") (max) x 3.60m (11' 10") (max)
Master bedroom to the first floor, in an L shaped design. The bedroom benefits from an en-suite shower room, which is accessed via an archway.

**EN-SUITE**
1.91m (6' 3") x 1.64m (5' 5")
En-suite shower room, with walk in corner shower and neutral white suite.

**BEDROOM 4 / STUDY**
3.40m (11' 2") x 2.15m (7' 1")
Neutrally decorated study, which could be used as a further bedroom if required.

**MASTER BEDROOM ANGLE 2**

**CONSERVATORY**
3.85m (12' 8") (max) x 3.05m (10' 0") (max)
Spacious conservatory to the ground floor.
GROUND FLOOR BEDROOM
4.91m (16' 1") x 2.53m (8' 4")
Double bedroom to the ground floor of the home.

GARDEN ANGLE 3

OPENING HOURS
Calls Answered
Monday - Friday: 09:00 - 20:00
Saturday - Sunday: 09:00 -

THINKING OF SELLING?
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.
**Energy Performance Certificate**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

---

**Hunters 35 Ashby High Street, Broadway, Scunthorpe, DN16 2SS | 01724 700 000**

**scunthorpe@hunters.com | www.hunters.com**

**VAT Reg. No 103 8500 53 | Registered No: Sole Trader | Registered Office: 35 Ashby High Street, Broadway, Scunthorpe, DN16 2SS**

A Hunters Franchise owned and operated under licence by Andy Thompson LTD

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.