



Asking Price £295,000

TENURE : FREEHOLD

Orchard Drive , DN15

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 2

Desirable Village Location

Four Double Bedrooms

Master Bedroom with En-Suite shower & walk-in wardrobe

Generous Living Space Throughout

Contemporary Styled Kitchen - Diner

Spacious Ground Floor Bathroom

Louise Oliver Properties Limited
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Louise Oliver Properties is pleased to present to the market, this deceptively spacious four bedroom detached, converted bungalow, located to the ever popular village location of Burton Upon Stather, Lincolnshire. A converted bungalow, with an additional two double bedrooms to the first floor loft space. The property is well presented throughout, and turn key ready, available on the market with no onward chain, for ease of purchase. Briefly the property benefits, generous entrance hall with feature staircase leading to the first floor, opening to the third double bedroom situated to the front aspect, and exiting to the rear hallway. The rear hallway opens to, integral single garage, second double bedroom, lounge situated open plan to sitting room, large three piece family bathroom, and contemporary kitchen diner, exiting to the rear garden. To the first floor the property boasts two double bedrooms, with the master bedroom opening to, En-suite shower room, walk-in wardrobe, and further additional loft storage space. Situated to the beautiful village of Burton Upon Stather, the location benefits ease of access to local doctors surgery, schools, surrounding nature reserve, Normanby Hall Country Park, and within a 10 minute drive to Scunthorpe town centre for access to a full range of services and retail outlets.

Viewings are highly recommended!

ENTRANCE HALL - 3.33m x 2.43m (10'11" x 11'10") Opening to the front aspect via uPVC door, entering into a large and spacious front hallway comprising, laminate flooring, Z style wooden staircase to the first floor featured centrally, radiator, light to ceiling and internal obscure glazed doors opening to the rear hall.

The rear hallway comprises, laminate flooring, radiator, twin ceiling light points, with access to all ground floor rooms and integral garage, and a walk in storage cupboard to the rear aspect featuring ceiling light, side aspect uPVC window and fixed wall shelving.

First floor landing comprises additional storage, carpeted flooring, and light to ceiling.

LOUNGE - 3.59m x 4.57m (11'9" x 15'0") A spacious lounge open plan to the dining or additional sitting area features, carpet flooring, radiator, side aspect uPVC window, and light to ceiling.

DINING / SITTING ROOM - 2.40m x 4.57m (7'11" x 15'0") Open plan to the main lounge comprising, carpet flooring, radiator, side aspect uPVC window, and light to ceiling.

KITCHEN / DINER - 2.97m x 6.49m (9'9" x 21'4") A contemporary kitchen/diner with ample room and plenty of natural lighting comprising, cream fronted gloss soft close wall and base units, U shaped worktop surround with enlarge worktop space to include built in Hotpoint induction hob and breakfast bar, stainless steel and glass extractor unit over hob, built in electric oven, one and a half stainless steel sink and drainer, twin radiators, rear aspect uPVC window and uPVC double doors exiting to the rear garden, tiled flooring, and spot lighting to the ceiling.

BATHROOM - 2.97m x 2.86m (9'9" x 9'5") Situated to the rear aspect of the ground floor comprising, P shaped panel bath with curved glazed shower screen and over bath mains fed shower, pedestal hand basin with chrome mixer taps, low flush toilet, chrome vertical towel radiator, tiling to the floor and walls, rear aspect stable obscure glazed window, extractor unit, and light to ceiling.

MASTER BEDROOM - 3.94m x 4.42m (12'11" x 14'6") Double bedroom to the first floor loft conversion comprising, carpet flooring, radiator, uPVC skylight with fixed blinds, and light to ceiling. Opening to the En-suite shower room and walk-in wardrobe.

SHOWER ROOM - 1.94m x 4.42m (6'4" x 14'6") Spacious En-suite shower room comprising of, wood laminate flooring, pedestal hand basin with chrome mixer tap, vertical chrome towel radiator, low flush toilet, enlarged mains fed shower enclosure with slide to access glazed door, uPVC skylight, and light to ceiling. Opening to walk-in wardrobe.

WALK-IN WARDROBE - 2.86m x 2.95m (9'4" x 9'8")

A spacious walk in wardrobe space comprising, carpet flooring, built in storage, and light to ceiling. Exiting to additional walk-in loft storage space.

LOFT STORAGE - 2.86m x 1.37m (9'4" x 4'6")

Accessed through the walk-in wardrobe with internal door to entry, comprising, lighting to the ceiling, built in storage, fully boarded, and the combination boiler is located.

BEDROOM TWO - 3.43m x 2.63m (11'3" x 8'7")

Double bedroom located to the first floor loft conversion, comprising, carpet flooring, radiator, uPVC skylight with fixed blinds, walk-in wardrobe storage, built in floor to ceiling storage cupboards to one wall, and light to ceiling.

BEDROOM THREE - 3.33m x 3.60m (10'11" x 11'10")

Double bedroom located to the ground floor comprising, carpet flooring, front aspect uPVC window, radiator, built in wall storage units, and light to ceiling.

BEDROOM FOUR - 3.19m x 3.22m (10'6" x 10'7")

Double bedroom located top the ground floor comprising, carpet flooring, side aspect uPVC window, radiator, and light to ceiling.

GARAGE - 5.31m x 3.22m (17'5" x 10'7")

Fully integrated single garage comprising, up and over door access to the front aspect, internal door opening to the rear ground floor hallway, wall and base storage, twin side aspect windows, mains power supply, and lighting to the ceiling.

EXTERNAL

Summer House - 4.72m x 2.72m (15'6" x 8'11")

Accessed via the rear garden comprising, double uPVC doors to entry, and mains power supply.

Front elevation

Well presented front elevation comprising, paved driveway with access to the integral garage, block paved feature, matured raised beds, external power supply, security lighting, and access to the rear garden via secure locking gates.

Rear elevation

Well presented rear garden benefiting, large patio, decked sun terrace, matured laid to lawn and raised planter beds, external water supply, and locked gated access tot he front elevation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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