



 **6**
Bedrooms

 **4**
Bathrooms



****STUNNING SIX BEDROOM FAMILY HOME IN SOUGHT AFTER VILLAGE LOCATION****

Situated in the popular North Lincolnshire village of Burton Upon Stather, to the outskirts of Scunthorpe. The attractive, and rarely available family home, benefits, six spacious rooms spread over three floors, with master bedroom featuring walk-in wardrobe and en-suite shower room, and double guest bedroom comprising additional en-suite shower room. A detached double garage, low maintenance attractive external gardens, and spacious on and off driveway. The village of Burton Upon Stather, is a popular residential village, with a range of local amenities, and good access to local transport routes, and connecting villages.

Louise Oliver Properties is pleased to present a rare opportunity to purchase in the picturesque village of Burton - Upon - Stather, North Lincolnshire.

The attractive six bedroom family home, briefly presents, six double bedrooms over two floors, with the master bedroom featuring walk-in wardrobe and en-suite shower room, with a four piece family bathroom located to the first floor. The ground floor of the property features, four reception rooms, featuring rooms for use of a home office, playroom, dining room, and cosy family lounge. A WC is located in the large entrance hall, situated ideally for guests, with the kitchen set to the rear of the property, combining a open plan family area, with space for dining table, and sofa, with television point situated to the rear. The property neatly places a utility room, with additional access to the exterior, and under counter space for white goods.

Externally the property boasts generous block paved driveway with detached double garage situated to the front aspect, and low maintenance rear gardens, mostly laid to lawn.

The main entrance hall to the property makes a grand statement, with generous size, high ceilings, and feature central staircase leading to the first floor. Each reception room can be accessed via the entrance hall, with an ideal sized front reception room suited to use as a snug or home office. A second front aspect reception room features as a dining room, in current use as a playroom. to the rear of the ground floor a well proportioned lounge features open fire place, currently displaying freestanding electric stove fire. The family kitchen is open plan to a further rear aspect reception room, generously sized to include dining and living space, with French uPVC doors to access the rear garden. The modern kitchen comprises, white wood fronted wall and base units to the surround, with fitted larder unit for housing 70/30 fridge freezer, and integral dishwasher, and over hob extractor unit. Additionally a five ring gas burner freestanding cookmaster oven is located. Situated from the kitchen is a good sized utility room, with wall and base units, additional sink and drainer, and under counter storage space for white goods.

To the first floor of the property four double bedrooms, and family bathroom are located. Master bedroom features dual aspect uPVC windows, allowing for plenty of natural light into the space, with open aspect rural views. The main bedroom area, is generously sized benefitting room for a superking bed, with additional space available for further storage, open plan to the bedroom space is a dressing area, with six door, wood fronted fitted wardrobes, and en-suite comprising, walk-in corner shower unit, pedestal hand basin and low flush toilet. The guest bedroom features additional integral wardrobe space, with views to the rear aspect and en-suite comprising, rectangular walk-in mains shower unit, pedestal hand basin and low flush toilet. A further two double bedrooms feature to the front aspects, generously proportioned to allow for additional storage features. Central to the first floor is a four piece bathroom suite, comprising, corner walk-in mains shower unit, panel bath with shower hose attachment, back to wall vanity, and feature ceiling spot lights.

The second floor features generous landing area situated between two double bedrooms, with sky light and storage space. Two double bedrooms feature in-built storage cupboards and dual aspect sky lights.

The village of Burton Upon Stather, is a popular residential village, with a range of local amenities, and good access to local transport routes, and connecting villages. A great village location for the benefits a of rural village living, whilst still being within a good distance of motorway links, and local towns for a wider range of amenities.

Normanby Hall Country Park, a popular rural attraction, is within walking distance, providing access, to local walking routes, Go Ape Experience, museum, golf course, riding school, annual event, and plenty of other attractions.

ENTRANCE HALL

Grand open entrance hall leading to the sweeping Z style staircase, with immediate access to each ground floor family room, and ground floor WC. The entrance hall

features polished wood laminate flooring throughout, a uPVC glazed door to access with feature double glazed window panels to the surrounding front aspect, double radiator, under stairs storage cupboard, and light to ceiling.

GROUND FLOOR WC - 1.55M X 0.96M (5'1" X 3'2")

Large WC with tiled flooring, ad fully tiled walls, modern rectangular wall hung hand basin, low flush toilet, double radiator, and light to ceiling.

HOME OFFICE / SNUG - 2.15M X 3.48M (7'1" X 11'5")

Situated to the front aspect of the property, a generous sized snug or home office, comprising, carpet flooring, two front aspect uPVC decorative beaded windows, double radiator, light to ceiling, and television point.

PLAYROOM - 2.94M X 3.46M (9'8" X 11'4")

Large front aspect sitting room with wooden double doors to access comprises, carpet flooring, two decorative beaded uPVC double glazed windows, double radiator, and light to ceiling.

LOUNGE - 5.29M X 3.48M (17'4" X 11'5")

Well proportioned sitting room to the rear of the property featuring, wood laminate flooring, uPVC decorative beaded bay window to the rear aspect, open blocked up fireplace with wooden mantle for the use of freestanding electric fire, and light to ceiling.

DINING ROOM - 4.27M X 3.25M (14' X 10'8")

Open plan family dining area situated adjacent to the kitchen, featuring, wood laminate flooring, double radiator, spotlighting to the ceiling, and French uPVC doors to access rear patio.

KITCHEN - 2.78M X 3.46M (9'1" X 11'4")

Accessed from the dining room open plan, comprising, wood flooring, wood fronted cream wall and base units to the surround, freestanding five ring gas burner range cookmaster oven, integral stainless steel extractor, one and a half stainless steel extractor unit, built in larder units with space for 70/30 fridge freezer, wood laminate worktop, tiled walls to the surrounding worktop areas, integral dishwasher, and spotlights to the ceiling.

UTILITY ROOM - 1.55M X 2.40M (5'1" X 7'11")

Accessed from the kitchen, the utility room comprises, wooden cream fronted wall and base units, wood laminate worktop, tiled splashback, stainless steel sink and drainer, wall hung combi boiler with wall surround, double radiator, uPVC obscure glazed door and light to ceiling.

FIRST FLOOR

Featuring a Z style staircase leading to the first floor with wooden balustrades, carpet flooring throughout, light to ceiling, double radiator, and first floor integral storage cupboard.

MASTER BEDROOM - 4.69M X 3.47M (15'5" X 11'5")

Master bedroom comprises, king size bedroom area, walk in wardrobe, and en-suite shower room.

Front aspect bedroom comprises, carpet flooring throughout, double radiator, light to ceiling, dual aspect decorative beaded uPVC windows, and integral six door wardrobe to the walk-in wardrobe.

EN-SUITE SHOWER ROOM - 1.96M X 1.68M (6'5" X 5'6")

Situated to the rear of the master bedroom the en-suite comprises, pedestal hand basin, low flush WC, walk-in corner shower unit, featuring mains connected chrome shower and mermaid board surround, with sliding doors to access. Vinyl flooring, tiled walls to the surround, rear aspect obscure glazed window, extractor unit and light to ceiling.

BEDROOM TWO - 3.35M X 3.22M (11' X 10'7")

Double bedroom comprising, carpet flooring, double radiator, light to ceiling, and front aspect uPVC decorative beaded windows.

BATHROOM - 1.97M X 2.55M (6'6" X 8'4")

Four piece bathroom suite comprising, combination back to wall vanity unit with pedestal hand basin, low flush WC, and base storage. Side panel bath with chrome mixer taps and handheld shower hose corner shower with sliding doors to access, mains connected waterfall shower unit and tiled splashback. Tiled flooring throughout, chrome towel radiator, light to ceiling and rear aspect obscure beaded uPVC window.

GUEST BEDROOM (BEDROOM THREE) - 3.47M X 2.52M (11'5" X 8'3")

Third double bedroom with adjacent en-suite shower room.

Double bedroom comprises, carpet flooring, integral four door wardrobe system, rear aspect uPVC decorative beaded window, and light to ceiling.

EN-SUITE SHOWER ROOM - 1.18M X 2.52M (3'10" X 8'3")

En-suite shower room comprises, vinyl flooring, low flush WC, side aspect obscure glazed uPVC window, double radiator, pedestal hand basin, tiling to the lower walls, extractor unit, light to ceiling, and rectangular walk-in shower with fully tiled wall surround, mains connected shower unit, and sliding door to access.

BEDROOM FOUR - 2.71M X 3.48M (8'11" X 11'5")

Double bedroom featuring, carpet flooring, light to ceiling, and two front aspect decorative beaded uPVC windows.

SECOND FLOOR

Stairs to the second floor comprise carpet flooring throughout, and wooden balustrades.

Second floor landing comprising, carpet flooring, light to ceiling, velux window, and access to bedrooms four and five.

BEDROOM FIVE - 3.79M X 4.02M (12'5" X 13'2")

Double bedroom features, carpet flooring, double radiator, integral storage, light to ceiling, and dual aspect sky light.

BEDROOM SIX - 4.12M X 3.56M (13'6" X 11'8")

Double bedroom comprising, carpet flooring, double radiator, integral storage cupboard, light to ceiling and dual aspect skylights.

EXTERNAL

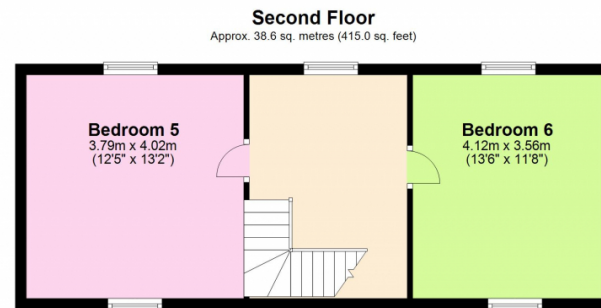
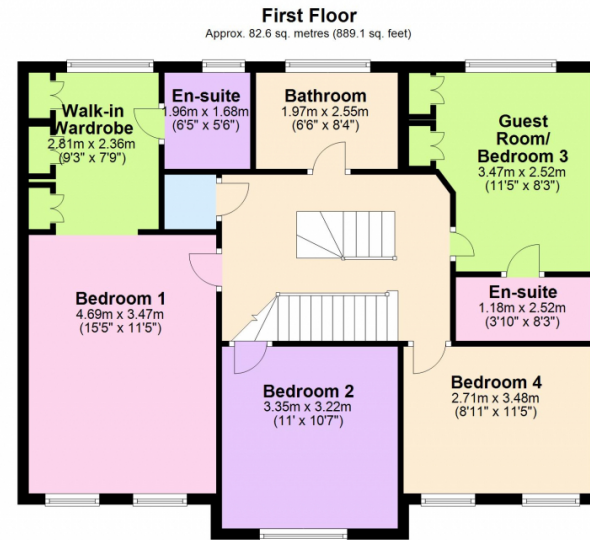
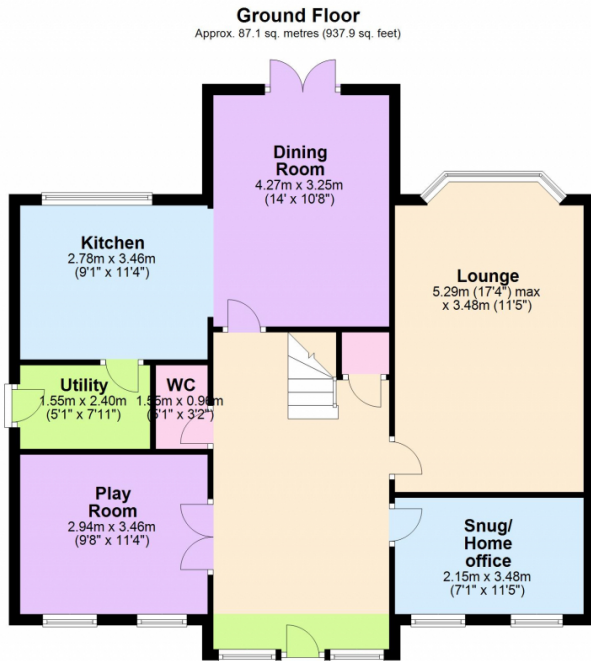
To the front aspect of the property a large block paved driveway features, with ample off road parking available for multiple vehicles, a feature well kept lawn to the side aspect, fenced perimeter with secure gated access to the rear garden, external lighting, and detached double garage.

To the rear aspect a low maintenance garden features, comprising, well kept laid to lawn, fully fenced perimeter, paved patio, and external water supply at dual access points.

TOTAL FLOOR AREA: 208.3 SQ.M (2241.9 SQ.FT)

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Total area: approx. 208.3 sq. metres (2241.9 sq. feet)

