



## Beechwood House 29 Normanby Road, Burton Upon Stather, Scunthorpe, DN15 9EZ

£575,000

Welcome to Beechwood House.

An incredible one of a kind home in the popular village of Burton upon Stather. Approximately 102 years old and sat on a great plot this home is really special, full of character and maintains many original features. As you enter the property you are met with a spacious entrance with its original tiled floor with a cozy lounge to the left and formal dining room to the right which is a fantastic size! Through to the rear of the property is the open plan kitchen dining area that leads on to the sun room overlooking the lovely garden. Off the kitchen is also a utility and W.C, there is also a side porch connecting the house to the double garage and access to the rear garden. To the first floor there are four double bedrooms, the master having a modern en suite. There is also a four piece family bathroom. Outside there is a spacious private rear garden mainly lawned but with a patio area for seating. There is also a detached double garage and off road parking on the block paved driveway for several vehicles. The property also benefits from being no chain and will make a lovely family home with great local schools. Available for viewings now please call the office to book your appointment.



Entrance hall 17'6" x 10'11" (5.34 x 3.33)



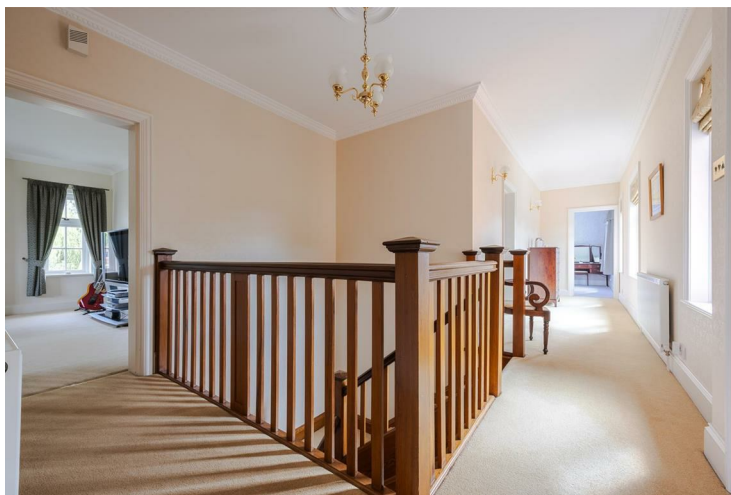
Sun room 14'11" x 15'11" (4.55 x 4.87)



W.C. 3'3" x 5'10" (1.00 x 1.78)

Rear lobby 9'9" x 6'11" (2.99 x 2.13)

Landing



Lounge 15'7" x 14'2" (4.76 x 4.34)



Dining room 15'8" x 14'2" (4.78 x 4.33)



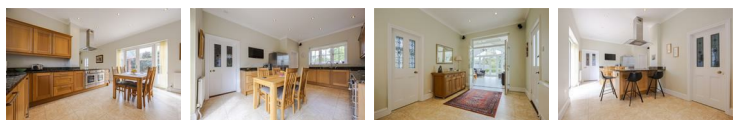
Bedroom one 11'5" x 16'8" (3.50 x 5.09)



En suite 5'8" x 10'8" (1.73 x 3.27)



Kitchen diner 27'9" x 15'10" (8.46 x 4.84)



Pantry 6'1" x 4'3" (1.87 x 1.30)

Utility 10'11" x 5'11" (3.35 x 1.81)



Bedroom two 16'4" x 14'8" (4.98 x 4.48)



Outside



Outside front



Bedroom three 16'4" x 14'8" (4.99 x 4.48)



Double garage 21'7" x 22'9" (6.58 x 6.95)



Bedroom four 10'0" x 10'11" (3.06 x 3.33)



Bathroom 11'5" x 10'10" (3.48 x 3.31)



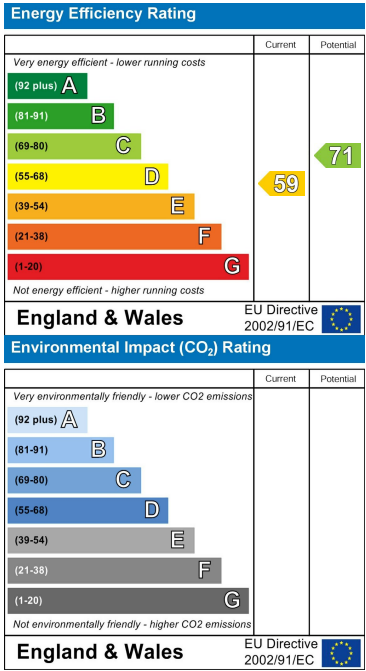
Floor Plan



Area Map



Energy Efficiency Graph



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