





18A BURNHAM ROAD

DONCASTER, DN9 1BU

£335,000

FREEHOLD

A beautifully presented, light and spacious four-bedroom detached family home, offering versatile living accommodation, a lovely enclosed rear garden and an enviable position within the charming market town of Epworth.

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WWW.BILTONS.CO.UK
01724 642002

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DESCRIPTION

Four Bedroom Detached Family Home | Two Bathrooms | Two Reception Rooms | Garage & Driveway

Situated on Burnham Road in the highly desirable town of Epworth, this attractive detached property offers the perfect combination of modern family living, generous room proportions and a wonderfully light and airy interior. With four good-sized bedrooms, two bathrooms, two reception rooms and excellent off-street parking, this is a home designed with growing families in mind.

Stepping inside, the property immediately offers a welcoming feel, with a well-planned ground floor layout that provides both comfortable everyday living and fantastic spaces for entertaining.

To the front of the home sits a lovely family living room, enjoying plenty of natural light and offering a relaxing space to unwind. Moving through the property, the real heart of this home is the impressive kitchen diner. Generously proportioned and beautifully bright, with an abundance of windows and French doors opening onto the rear garden, this wonderful space lends itself perfectly to family mealtimes, social gatherings and everyday life.

Leading directly from the kitchen diner is a separate snug, providing an additional reception area that could be enjoyed as a cosy television room, children's playroom or simply somewhere to escape with a good book. A convenient ground floor WC completes the downstairs accommodation.

To the first floor, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own private en-suite shower room, while the remaining three bedrooms offer excellent flexibility for family life. Bedroom four is currently utilised as a stylish walk-in wardrobe, demonstrating just how adaptable the accommodation can be, whether required as a fourth bedroom, dressing room or home office.

A separate family bathroom serves the remaining bedrooms.

Externally, the property enjoys a good-sized double driveway to the front, providing ample off-street parking, together with the added benefit of an integral garage. To the rear, a fully enclosed garden is predominantly laid to lawn, offering a lovely outdoor space for children to play, summer entertaining or simply enjoying the warmer months.

Location – Epworth

Epworth is one of North Lincolnshire's most charming and historic market towns, nestled within the beautiful Isle of Axholme. Offering a wonderful balance of traditional market town character and everyday convenience, it is an increasingly appealing choice for families, professionals and those seeking a slightly slower pace of life without sacrificing accessibility.

The town itself enjoys a delightful selection of independent shops, cafés, traditional public houses, restaurants and everyday amenities, creating a welcoming and vibrant community atmosphere. Its attractive High Street, historic buildings and picturesque surroundings give Epworth a distinctive charm that sets it apart from larger neighbouring towns.

For families, Epworth benefits from local educational facilities including Epworth Primary School and South

Axholme Academy, while the surrounding countryside provides opportunities for walking and enjoying the outdoors.

Despite its peaceful market town setting, Epworth is conveniently positioned for access to the M180 motorway, providing road connections towards Scunthorpe, Doncaster and the wider motorway network, making it a practical location for commuters.

In Summary

Burnham Road offers a fantastic opportunity to acquire a spacious and versatile detached family home in a wonderfully characterful North Lincolnshire location. With its bright and welcoming interiors, generous kitchen diner, separate snug, four bedrooms and attractive enclosed garden, this is a property that really does cater for modern family life.

A lovely family home in a fantastic market town setting, and one that certainly deserves a closer look.

ENTRANCE HALLWAY

LIVING ROOM

DOWNSTAIRS WC

UTILITY

KITCHEN / DINER

SNUG

FIRST FLOOR LANDING

MASTER BEDROOM

MASTER EN-SUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

EXTERNALLY

The front of the property has a tarmac driveway providing off street parking for three cars leading to the garage. The rear garden is fully enclosed and laid to lawn.

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Fleurs







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ADDITIONAL INFORMATION

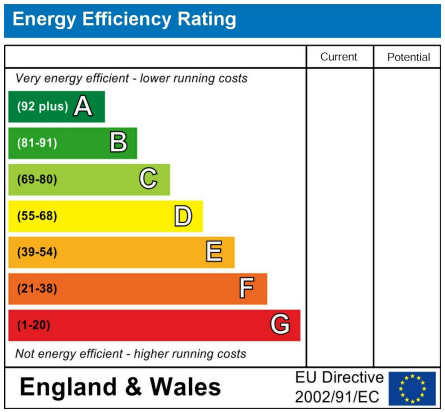
Local Authority –
Council Tax – Band E
Viewings – By Appointment Only
Floor Area – 1216.00 sq ft
Tenure – Freehold











Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

enquiries@biltons.co.uk

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https://biltons.co.uk/

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