



18 Holme Lane, Bottesford, Scunthorpe, Lincolnshire. DN16 3RB

- NO CHAIN
- HIGHLY DESIRABLE & RARELY AVAILABLE LOCATION
- SPACIOUS DETACHED BUNGALOW
- FITTED BREAKFAST KITCHEN
- GENEROUS LOUNGE DINER
- THREE BEDROOMS
- THREE BEDROOMS AND ATTRACTIVE SHOWER ROOM
- PRIVATE REAR GARDEN
- OFF ROAD PARKING & DETACHED BRICK BUILT GARAGE



PROPERTY DESCRIPTION

****NO CHAIN****HIGHLY DESIRABLE & RARELY AVAILABLE LOCATION****SPACIOUS DETACHED BUNGALOW****
Located on the ever popular Holme Lane this spacious detached bungalow would be a perfect downsize offering fantastic space both internally and externally while being in a very highly regarded area of Bottesford. The home briefly comprises a storm porch, entrance hall, spacious lounge, dining room, fitted breakfasting kitchen, three generous bedrooms and contemporary shower room. Externally the property resides behind a small walled boundary leading onto a drive providing ample off road parking for multiple vehicles whilst giving access to the detached brick built garage. The private and enclosed rear garden is mainly laid to lawn with a patio entertaining area. Viewings are highly recommended!



ROOM DESCRIPTIONS

STORM PORCH

With solid wood entrance door with glass inserts, tiled flooring and a solid wood internal door with glass inserts with adjoining side paneling leads into;

ENTRANCE HALL

Enjoys attractive feature wood flooring, internal doors give access into three bedrooms, lounge, dining room and bathroom and wall to ceiling.

SPACIOUS LOUNGE

4.87m x 4.11m (16' x 13' 6"). With a front timber double glazed window with adjoining timber side panelling, carpeted floors, wall to ceiling decorative coving, a central feature fireplace with tiled surround and solid wood ornate and an arch giving access into;

DINING ROOM

4.53m x 3.21m (14' 10" x 10' 6"). Enjoys a rear timber double glazed window, wall to ceiling coving, carpeted floors and an internal door giving access into;

FITTED BREAKFASTING KITCHEN

4.53m x 2.74m (14' 10" x 9'). Benefitting from a dual aspect side and rear timber double glazed windows and a timber personnel door with glass inserts giving access to the side of the property. the kitchen enjoys an extensive range of wall, base and drawer units finished with a complementary rolled edge wood effect countertop, built-in ceramic sink unit and drainer with hot and cold stainless steel mixer taps, four ring induction hob with double oven beneath and extractor above, space and plumbing for appliances, ceiling mounted spotlights and tiled flooring with attractive tiled splash backs throughout.

MASTER BEDROOM 1

3.66m x 3.62m (12' x 11' 11"). Enjoying front timber double glazed window, wall to ceiling coving, carpeted flooring and built-in sliding wardrobes.

DOUBLE BEDROOM 2

3.64m x 3.63m (11' 11" x 11' 11"). With front timber double glazed window, wall to ceiling coving, carpeted flooring and built-in wardrobes, bedside tables and storage cupboards.

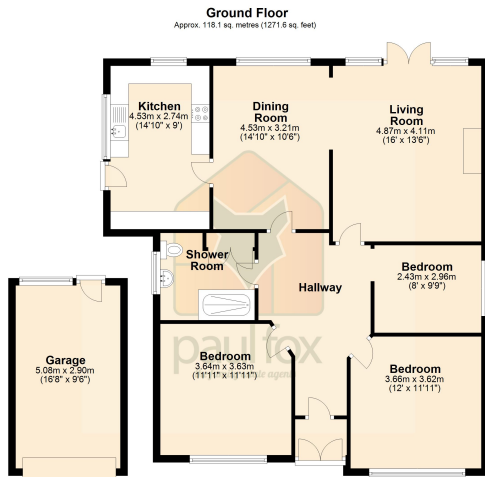
BEDROOM 3

2.43m x 2.96m (8' x 9' 9"). With side timber double glazed window, carpeted flooring, wall to ceiling coving and loft hatch.

CONTEMPORARY SHOWER ROOM

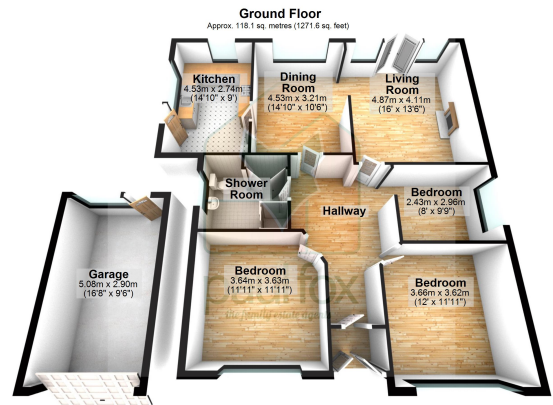


FLOORPLAN & EPC



Total area: approx. 118.1 sq. metres (1271.6 sq. feet)

Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part any contract or warranty. Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(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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