









14 School Lane, Scunthorpe, DN15 OAN

£575,000

Looking out onto open fields, extended at the back with a stunning wall of glass overlooking the gardens from the open plan kitchen/family room, this home in School Lane in Appleby has been extended and completely overhauled by the current owners. Appleby is an idyllic village nestled in the North Lincolnshire countryside, a short commute from the towns of Hull, Lincoln, Grimsby and Scunthorpe

Immaculately presented, this is a beautiful family home with underfloor heating throughout the majority of the property, owned solar panel system and upgraded heating and wiring. The open plan kitchen is a truly special space, with a huge centre island, perfect for families and entertaining, log burner and two sets of sliding patio doors leading out to the South facing patio. There are two further reception rooms, a downstairs W.C., a utility and boot room on the ground floor. Upstairs we have three spacious double bedrooms and a family bathroom. The main bedrooms is a full suite, with walk in wardrobe, dressing room and En suite, all bedrooms overlook the rear gardens.

Outside, the plot is generous, approaching over a sweeping drive the property is set back from the road with a garage and car port with ample drive space for a few cars. Paths on either side lead to to the garden which is secure, extremely private and the patio sweeps across the back of the house, with a pergola situated on the left side of the house.

## **Entrance Hall**



Kitchen 19'9" x 11'10" (6.04 x 3.62)









Sitting Room / Dining Room  $30'1" \times 12'0" (9.17 \times 3.67)$ 







Lounge 18'4" x 11'10" (5.61 x 3.62)





Snug  $14'5" \times 7'10" (4.41 \times 2.41)$ 



Utility 8'7" x 6'11" (2.64 x 2.13)





Landing



Bedroom One





Dressing Room  $2.66 \times 2.41$ 

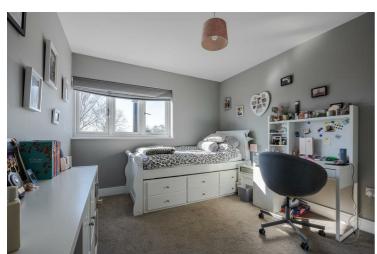


Walk in Wardrobe  $10'1" \times 4'10" (3.09 \times 1.48)$ 





Bedroom Two  $11'10" \times 10'1" (3.62 \times 3.08)$ 



Garage 18'11" x 10'1" (5.77 x 3.08)







Garden Rear







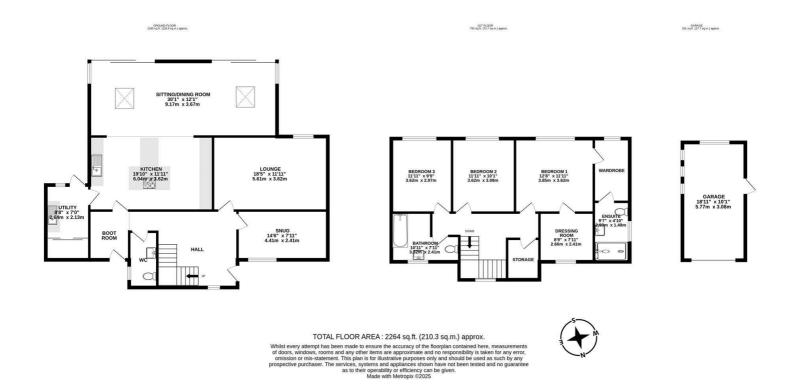




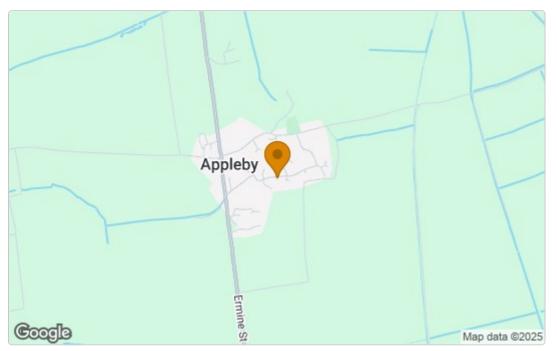


Bedroom Three 11'10" x 9'8" (3.62 x 2.97)

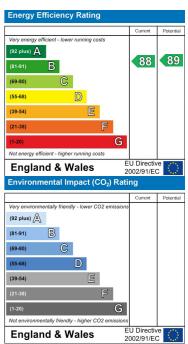




## Area Map



## Energy Efficiency Graph



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