



**Offers in the region of £375,000**

**TENURE : FREEHOLD**

**Holme Lane, Bottesford, North Lincolnshire, DN16 3RP, DN16**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 3**

**Sought after location**

**Spacious detached bungalow**

**Loft room conversion**

**Integrated double garage**

**Potential for further rooms**

**Quiet residential location**

**Louise Oliver Properties Limited**  
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Nestled in a tranquil and secluded locale, this remarkable three-bedroom detached bungalow on Holme Lane presents a rare opportunity to embrace a serene lifestyle in the heart of Bottesford. Boasting proximity to Bottesford Beck Nature Reserve, Manor Park, esteemed local primary schools, charming family restaurants, and convenient stores, this property promises both convenience and tranquility.

The residence unfolds with a generous layout, offering three double bedrooms and a meticulously appointed four-piece bathroom suite at the rear. The living areas are defined by a spacious front aspect lounge, enjoying dual aspect views and featuring a built-in bar for entertaining. Adjacent, the dining room offers a seamless flow into the kitchen through a practical serving hatch, fostering an ideal setup for family meals and gatherings. Ascending to the converted loft room, currently utilized as an additional sitting area, one is greeted by abundant natural light filtering through ample Velux windows. This versatile space also includes convenient walk-in loft storage, catering to various lifestyle needs. The kitchen is a culinary haven, boasting ample oak wall and base storage, complemented by built-in appliances including an oven and induction hob. Solid oak flooring adds warmth and character, while ambient lighting enhances the atmosphere. Connecting effortlessly, a large rear utility room provides additional practicality with its generous worktops, plentiful storage solutions, sink and drainer, and direct access to the gardens. A pantry space and integral door to the double garage further enhance functionality.

Externally, the property harmoniously blends with its surroundings, predominantly constructed of York stone with a distinctive internal dining wall crafted from handmade Dutch bricks. Mahogany window frames, equipped with double glazing, and strategically placed Velux windows on the upper floor ensure optimal natural light and aesthetic appeal throughout. The exterior is equally enchanting, featuring wrap-around gardens that include a meticulously maintained lawn to the front, complemented by ample off-road parking on the driveway. The rear garden is a landscaped oasis, boasting established borders and a charming courtyard area, ideal for outdoor relaxation and al fresco dining.

Practical considerations include a main gas supply supported by a reliable combi-boiler system. The property also holds potential for further extension, subject to the necessary planning permissions, offering future flexibility to tailor the space to specific needs.

Situated on sought-after Holme Lane, this residence offers a secluded retreat within easy reach of local amenities and natural attractions. Ideal for discerning buyers seeking a harmonious blend of convenience, comfort, and natural beauty.

For those intrigued by the prospect of calling Holme Lane home, private viewings are available by appointment. Please contact Louise Oliver Properties for further details. Discover the charm and comfort of living at Holme Lane. Arrange your personal viewing experience today.

### **Reception Hall**

The spacious reception hall welcomes you into the property, featuring wood flooring, a radiator, built-in display cabinets with ambient spot lighting, a built-in storage cupboard, and ceiling light fittings. It includes stairs leading to the first-floor sitting room and opens to the rear gardens. Additionally, it provides access to the WC, lounge, dining room, kitchen, and a lobby leading to the sleeping accommodation.

### **Lounge** *6.52m x 5.05m*

The large family room offers dual aspect views over the elevated, private front aspect. It features carpet flooring, twin radiators, wall and ceiling light fittings, a stone fireplace, and a built-in stone bar.

### **Dining Room** *3.62m x 3.34m*

The spacious dining room features carpet flooring, a large front aspect window, a serving hatch opening to the kitchen, a radiator, and wall and ceiling light fittings.

### **Sitting Room (Loft Room)** *5.51m x 3.57m*

The loft room, currently used as an additional sitting room, offers an open plan to the stairs and lobby leading to walk-in loft storage space. It features four front aspect Velux windows, carpet flooring, a radiator, a fireplace with a brick hearth, exposed wood beams, and ceiling light fittings.

### **Kitchen** *4.33m x 3.08m*

The well-appointed traditional kitchen, located at the rear of the property, features oak wall and base storage units, marble effect worktops, a one and a half sink and drainer, a built-in oven and induction hob with an extractor unit overhead, ambient

under-counter lighting, a radiator, a rear aspect window, wood flooring, and a ceiling light fitting.

**Utility** 3.08m x 2.27m

The spacious utility room, accessible via an internal sliding door from the kitchen, features a built-in pantry, oak wall and base storage units, marble effect worktops, a one and a half sink and drainer, a rear aspect window, and a single external door leading to the gardens. It also includes tiled flooring, an internal door opening to the double garage, and a ceiling light fitting.

**Double Garage** 4.97m x 4.80m

The integral double garage features an up-and-over external door for access to the front aspect, a single internal door opening to the utility room, mains power points, and lighting.

**WC**

The guest cloakroom, located off the reception hall, features a wall-hung rectangular hand basin with a mixer tap and tiled splashback, a close-coupled toilet, wood flooring, a radiator, a rear aspect obscure glazed window, and a ceiling light fitting.

**Bathroom** 3.40m x 1.70m

The shared family bathroom, located in the sleeping accommodation area, features an enlarged walk-in shower with a mains-fed water supply, including a fixed shower hose and a secondary handheld shower hose, with a sliding door for access. It also includes an acrylic bath with a follow-me handheld shower hose attachment, a close-coupled toilet, a hand basin with a full pedestal, tiled walls and flooring, a rear aspect obscure glazed window, a radiator, and ceiling spot lighting.

**Bedroom One** 3.89m x 3.52m

The double bedroom features carpet flooring, a rear aspect window, a radiator, and a ceiling light fitting.

**Bedroom two** 3.98m x 3.13m

The double bedroom features carpet flooring, a rear aspect window, a radiator, and a ceiling light fitting.

**Bedroom Three** 3.30m x 2.87m

The double bedroom features carpet flooring, a rear aspect window, a radiator, and a ceiling light fitting.

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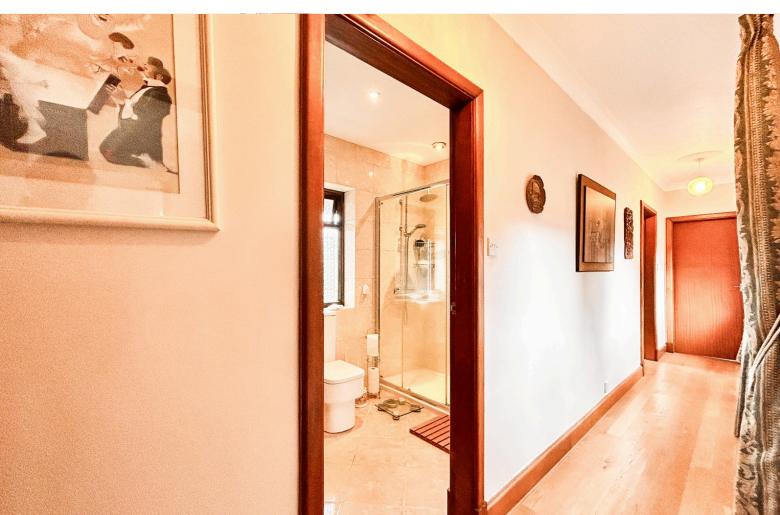
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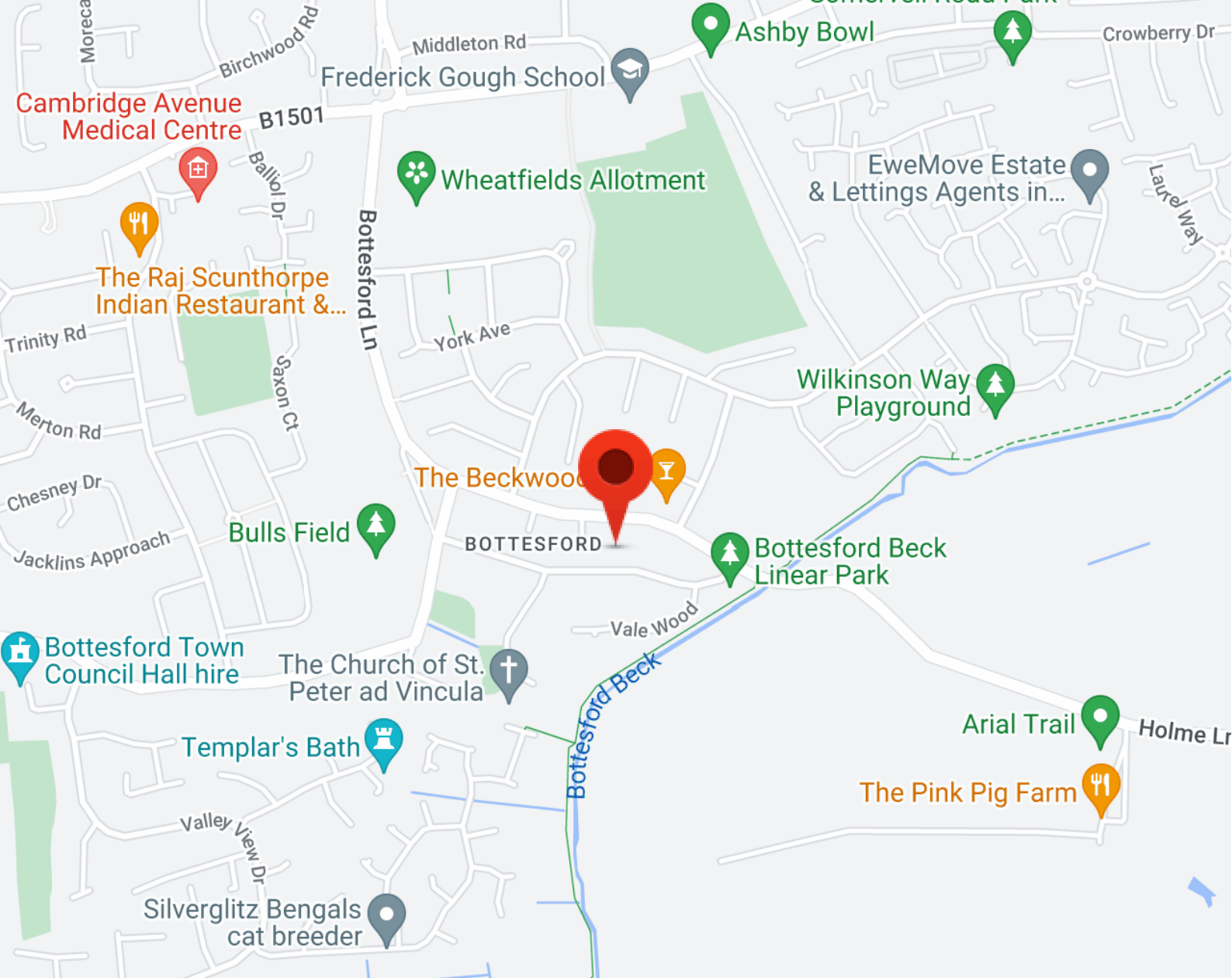






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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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