



**122 BOTTESFORD LANE**  
**SCUNTHORPE, DN16 3QH**

**£185,000**  
**FREEHOLD**

Attention first-time buyers! This is a fantastic opportunity to acquire a large, extended three-bedroom semi-detached property on Bottesford Lane. The home is ready for its new owners to put their own stamp on it, boasting spacious rooms and lovely private gardens.



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## 122 BOTTESFORD LANE



### DESCRIPTION

Attention first-time buyers! This is a fantastic opportunity to acquire a large, extended three-bedroom semi-detached property on Bottesford Lane. The home is ready for its new owners to put their own stamp on it, boasting spacious rooms and lovely private gardens. As you enter, you are welcomed by a living-through dining room, which leads to a separate snug or study and a large conservatory at the rear. The ground floor is completed by a WC and a kitchen with a good range of storage units. Upstairs, the first floor features two double bedrooms and a well-sized single bedroom, all served by a family bathroom. Outside, the generous garden includes a gazebo with a hot tub, providing a perfect spot for relaxation. The converted garage currently serves as a home gym but could easily be transformed into a workshop, studio, or office. Situated in a popular location with fantastic schools nearby.

### ENTRANCE HALLWAY

Accessed through a UPVC double glazed door with stairs to the first floor and leading into:-

### LIVING / DINING ROOM

With a UPVC double glazed window to front aspect, feature electric fire with timber surround, space for comfy sofas and a six seater dining table with chairs and radiators X 2 leading into:-

### SNUG / OFFICE

With UPVC French doors, space for a desk and sofa leading into:-

### CONSERVATORY

With UPVC windows surrounding and French doors into the garden, space for comfy seating and a radiator.

### KITCHEN

With UPC double glazed windows X 2, range of wall and base units with laminate worktop, one and a half

drainer sink, Rangemaster style oven with six ring gas hob and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge/freezer with under stairs storage.

### DOWNSTAIRS WC

With an opaque UPVC double glazed window, WC, hand wash basin and a radiator.

### FIRST FLOOR LANDING

With a UPVC double glazed window to side aspect and loft hatch access to the ceiling leading into:-

### MASTER BEDROOM

With a UPVC double glazed window to front aspect, space for a double bed with side draws, built in triple wardrobes and a radiator.

### BEDROOM TWO

With a UPVC double glazed window to rear aspect, space for a double bed and side draws, built in wardrobes and a radiator.

### BEDROOM THREE

With a UPVC double glazed window to front aspect, space for a single bed and storage and a radiator.

### FAMILY BATHROOM

With an opaque UPVC double glazed to side aspect, panelled bath with overhead electric shower, WC, pedestal hand wash basin, chrome towel heater.

### EXTERNALLY

The front of the property provides off street parking for several vehicles and leads to the detached garage which has been converted into a home office and a gym. The rear garden is fully enclosed, laid to lawn with a gazebo having space for a hot tub.

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## ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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