



15 PAUL LANE SCUNTHORPE, DN15 0AR

£525,000
LEASEHOLD

Welcome to this impressive family home, nestled on Paul Lane in the prestigious village of Appleby, North Lincolnshire. Situated on a private drive, this exceptional property offers both privacy and versatility, making it an ideal space for modern family living.



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DESCRIPTION

As you approach, a generous driveway leads to a double garage with a live-work unit above—perfect for a workshop, home office, or creative studio.

Upon entering the home, to the left, you'll find a beautifully designed, forward-facing formal living room featuring a charming log-burning stove. Adjacent to this is a formal dining room, seamlessly flowing into the heart of the home—a spacious open-plan kitchen, dining, and family room. This stunning area boasts integrated appliances, double ovens, and French doors that open onto a picturesque patio, complete with a pergola, making it the perfect space for entertaining. Completing the ground floor is a large utility room and a stylishly designed shower room.

Upstairs, the principal suite impresses with a spacious bedroom, floor-to-ceiling built-in wardrobes, and a full en-suite. Bedrooms two, three, and four are all generously sized doubles, served by a beautifully appointed family bathroom featuring his-and-hers sinks.

The outdoor space is truly special, with wrap-around gardens, manicured lawns, multiple seating areas, and an expansive patio ideal for summer gatherings. A gently flowing stream at the back enhances the tranquil setting, creating a peaceful retreat to enjoy year-round.

This outstanding home perfectly balances elegance, practicality, and modern family living.

ENTRANCE HALLWAY

Accessed through a uPVC door with stairs to the first floor with timber and glass balustrade, radiator leading into:-

LIVING ROOM

With a uPVC double glazed bay window to front aspect, log burner on hearth, radiator leading into:-

DINING ROOM

Dual aspect having uPVC double glazed windows to front and rear aspect, space for a six seater table and a radiator.

KITCHEN / FAMILY ROOM

With uPVC double glazed windows to front, rear and side aspect, the kitchen has a range of high gloss wall and base units with laminate worktops, double sink, integrated dishwasher, eye level oven and grill X 2, island with induction hob and breakfast bar with space for a table and chairs opening out into family area with space for comfy sofas and a wall mounted electric fire, radiators X 2.

SHOWER ROOM

With an opaque uPVC double glazed window to rear aspect, vanity housed hand wash basin with matching side cabinets, WC, radiator, walk in shower with mermaid board.

UTILITY

With a uPVC double glazed French doors to rear aspect, uPVC double glazed window to side aspect, range of base units with wood effect worktops, space and plumbing for a washing machine and dryer, space for an American style fridge/freezer.

FIRST FLOOR LANDING

Half gallery landing with an arched uPVC double glazed window to front aspect.

MASTER BEDROOM

With uPVC double glazed windows to front and side aspect, radiators X 2, mirrored front wardrobes, space for a Queen size bed with side draws leading into:-

MASTER EN-SUITE

With an opaque uPVC double glazed window to rear aspect, shower with rainfall and hand held attachment, WC, vanity housed hand wash basin, radiator.

BEDROOM TWO

With a uPVC double glazed window to front aspect, radiator.

BEDROOM THREE

With a uPVC double glazed bay window to front aspect, radiator and built in wardrobes.

BEDROOM FOUR

With a uPVC double glazed window to rear aspect, radiator and built in wardrobes.

FAMILY BATHROOM

The family bathroom features double sinks with storage cupboards underneath, a stylish freestanding bath, a light ceiling, a UPVC double-glazed window, a low-flush WC, and an additional storage cupboard.

EXTERNAL

Step into the stunning gardens of this beautiful property—an absolute treat, where the tranquil sound of running water creates a peaceful retreat. Offering complete privacy and a serene atmosphere, the gardens wrap around the house, featuring large patio and seating areas, well-established lawns, and a charming landscape. A spacious driveway leads to the double garage with live work unit above.

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ADDITIONAL INFORMATION

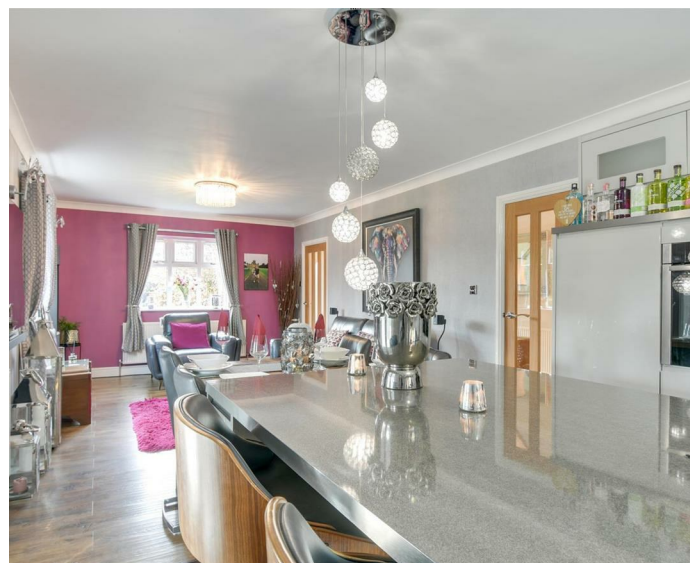
Local Authority –

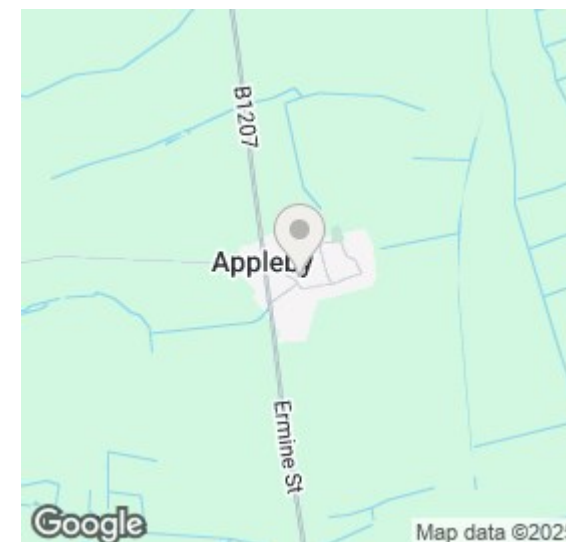
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		74
	56	
England & Wales		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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