

22 HOLME LANE

SCUNTHORPE, DN16 3RB

£500,000
FREEHOLD

Welcome to this impressive and versatile family home on the sought-after Home Lane.

Occupying a generous corner plot, this substantial property offers flexible living space, ideal for a growing family or those looking to create their dream home.



BILTONS
THE PERSONAL
AGENTS

WWW.BILTONS.CO.UK
01724 642002

22 HOLME LANE

DESCRIPTION

Welcome to this impressive and versatile family home on the sought-after Holme Lane.

Occupying a generous corner plot, this substantial property offers flexible living space, ideal for a growing family or those looking to create their dream home.

Upon entering, you're greeted by a spacious and grand entrance hallway, setting the tone for the rest of the home. To the front, a large formal living room features an attractive Inglenook fireplace, providing a cozy yet elegant focal point. At the rear, a garden room opens out to the outdoor space, offering the perfect spot to relax and enjoy the view.

The kitchen is well-proportioned, accompanied by a separate utility room and downstairs WC, making for practical day-to-day living. There's also an additional sitting room and a ground-floor shower room, offering even more flexibility for multi-generational living or guest accommodation.

Upstairs, the beautiful principal suite comprises a generous double bedroom, a walk-in wardrobe (which could be reconfigured to serve other bedrooms), and a full bathroom. There is a second master bedroom with an en-suite, plus three further bedrooms, offering plenty of space for family, guests, or a home office setup.

Outside, the property enjoys wraparound gardens, perfect for outdoor entertaining or children to play, along with a double garage and ample parking.

This is a rare opportunity to acquire a spacious home in a highly desirable location, with huge potential for its new owners to make it their own.

ENTRANCE HALLWAY

Accessed through a composite door with a gallery landing, stairs to first floor, radiator, storage cupboards X 2 leading into-

LIVING ROOM

With uPVC double glazed windows to front, side and rear aspect, radiators X 2 and Inglenook fireplace.

SUN ROOM

With uPVC double glazed window to side aspect and uPVC sliding doors to rear aspect X 2 and a radiator.

DOWNSTAIRS SHOWER ROOM

With a walk in shower, WC, hand wash basin.

KITCHEN

With a uPVC double glazed window to side aspect, UPVC double glazed French Doors to rear aspect, range of wall and base units with laminate worktops, stainless steel one and a half drainer sink, space for a dishwasher, integrated fridge/freezer, space for a Range style cooker, space for a dining table and a radiator.

UTILITY

With a uPVC double glazed window to side aspect, range of base units with laminate worktop and stainless steel sink, space for washing machine and dryer, space for an American style fridge/freezer and a radiator.

DOWNSTAIRS WC

With an opaque uPVC double glazed window to side aspect, WC, hand wash basin and a radiator.

RECEPTION ROOM

With uPVC double glazed French Doors into garden and a radiator.

HOME OFFICE

With uPVC double glazed window and doors to front aspect and a radiator.



FIRST FLOOR GALLERY LANDING

With uPVC double glazed windows X 2 to front aspect, radiators X 2.

MASTER BEDROOM

With a uPVC double glazed window and a radiator.

MASTER BATHROOM

With an opaque uPVC double glazed window, modern bath, cubicle shower, WC, vanity housed hand wash basin, chrome towel heater.

MASTER DRESSING ROOM

With a uPVC double glazed window and a radiator.

BEDROOM TWO

With a uPVC double glazed window to front aspect, radiator, built in wardrobes leading into:-

BEDROOM TWO EN-SUITE

With a corner cubicle shower, WC, hand wash basin and chrome towel heater.

BEDROOM THREE

With a uPVC double glazed window and a radiator.

BEDROOM FOUR

With a uPVC double glazed window to front aspect and a radiator leading into:-

BEDROOM FIVE

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

FAMILY BATHROOM

With an opaque uPVC double glazed window, panelled bath with overhead shower, WC, hand wash basin, towel heater.

INNER HALLWAY

Leading into:-

EXTERNALLY

With a double driveway leading to the detached garage. The garden wraps round the property with private hedging for privacy, seating areas mainly laid to lawn.

22 HOLME LANE





22 HOLME LANE

ADDITIONAL INFORMATION

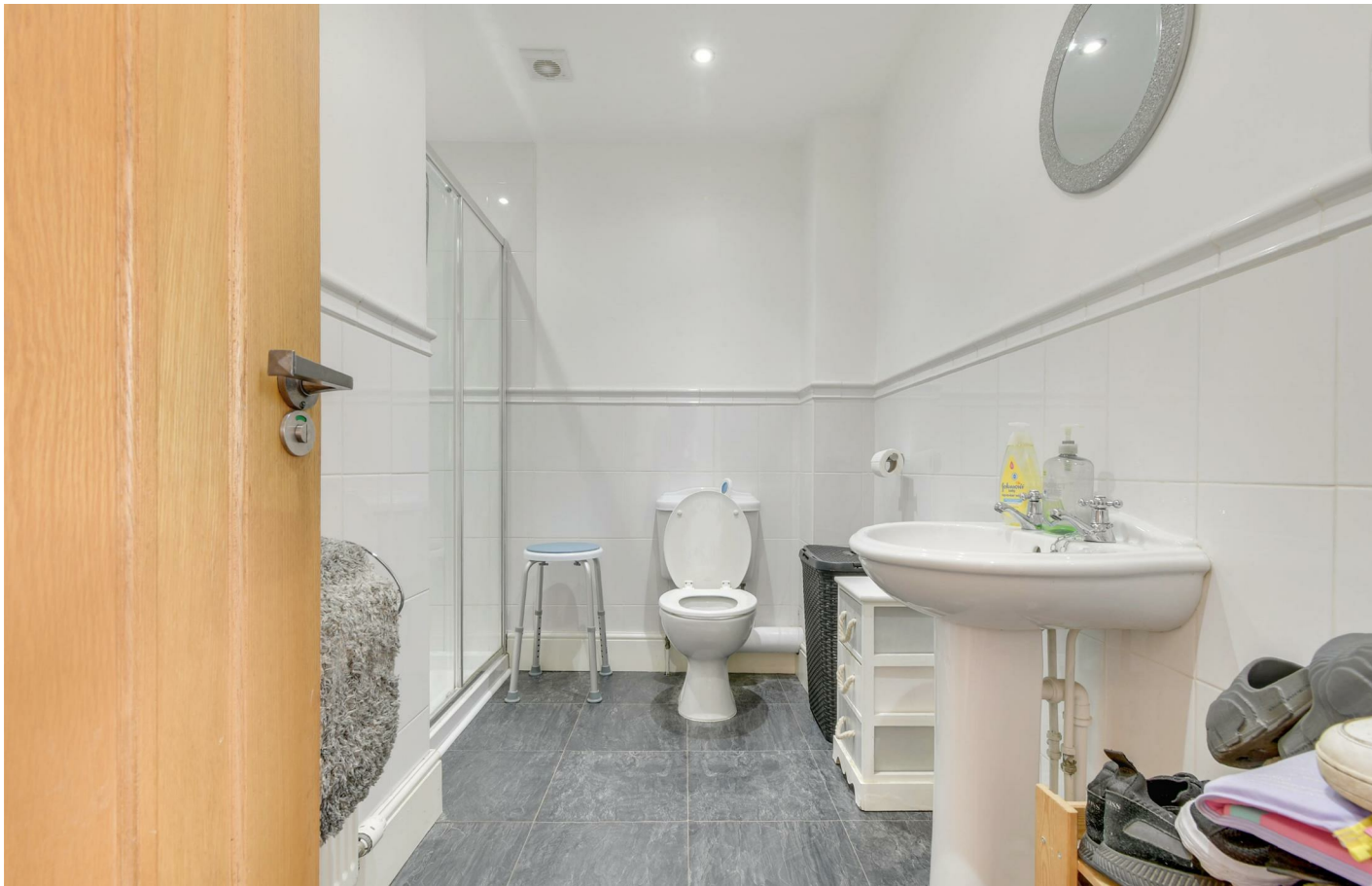
Local Authority –

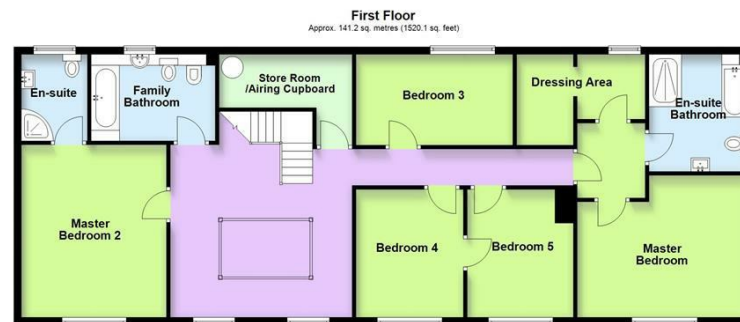
Council Tax – Band

Viewings – By Appointment Only

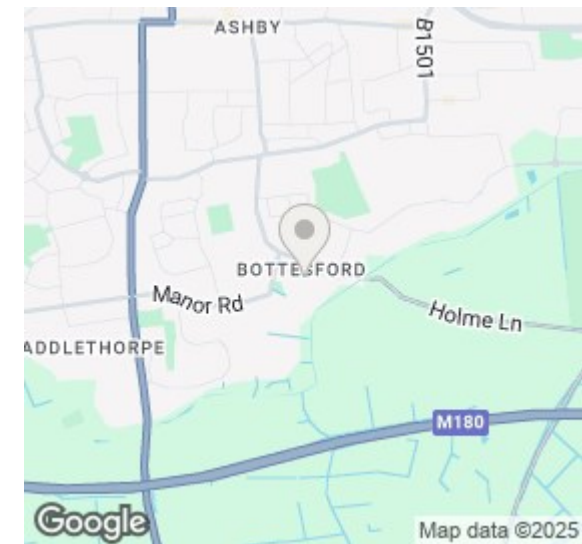
Floor Area – 3485.00 sq ft

Tenure – Freehold





Total area: approx. 318.2 sq. metres (3424.9 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

enquiries@biltons.co.uk

01724 642002

<https://biltons.co.uk/>



BILTONS
THE PERSONAL
AGENTS

WWW.BILTONS.CO.UK

01724 642002