



## 14 TRENTHOLME DRIVE SCUNTHORPE, DN17 3UL

**£350,000**  
**FREEHOLD**

Welcome to this beautifully presented detached family home, offering excellent flexibility, generous living space, and a desirable location within a quiet residential estate — perfect for family life.



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01724 642002



## 14 TRENTHOLME DRIVE



### DESCRIPTION

Situated in the sought-after village of Messingham, the property benefits from good local schooling and a welcoming community feel.

Upon entering, you are greeted by a bright and spacious hallway. To the front is a well-proportioned living room, which flows through timber double doors into a formal dining room, and further into a fabulous conservatory. With bi-folding doors opening onto the garden, this space is ideal for both everyday family living and entertaining.

The home also boasts a well-appointed kitchen, a convenient downstairs WC, and a converted garage that now serves as a versatile home office.

Upstairs, the impressive master bedroom features its own en-suite bathroom and a walk-in wardrobe. Bedroom two is a generous double, complete with an en-suite currently being fitted and due for completion shortly. Two further bedrooms are served by a modern family bathroom, making this the ideal home for growing families.

Externally, the property enjoys a double-width driveway with parking for two to three vehicles. To the rear, the garden is mainly laid to lawn with a slightly elevated decking area — perfect for outdoor entertaining — and designed for easy maintenance.

This is a wonderful opportunity to secure a family home in a lovely village location

### ENTRANCE HALLWAY

Accessed through a composite door, with oak stairs to first floor and a column radiator.

### LIVING ROOM

With a uPVC double glazed bay window to front aspect, radiators X 2 and a feature gas fire.

### DINING ROOM

With space for a six seater table and a radiator.

### CONSERVATORY

With uPC windows and Bifold doors to rear aspect, radiators X 2.

### KITCHEN

With a uPVC double glazed window to rear aspect, range of wall and base units with a granite worktop, inset stainless steel sink, space for a dishwasher, space for an American style fridge/freezer, Rangemaster style double oven and five ring gas hob with extractor fan, integrated microwave, island has space and plumbing for a washing machine and storage.

### DOWNSTAIRS WC

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

### FAMILY ROOM

With a uPVC double glazed window to front aspect, built in storage, panelling to wall and a radiator.

### FIRST FLOOR LANDING

With loft hatch access, storage cupboard and a radiator.

### MASTER BEDROOM

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

### MASTER EN-SUITE

With an opaque uPVC double glazed window to side aspect, corner shower, WC, hand wash basin and a towel heater.

### BEDROOM TWO

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

### **BEDROOM TWO EN-SUITE**

With an opaque uPVC double glazed window to rear aspect, WC, hand wash basin, walk in shower and a towel heater.

### **BEDROOM THREE**

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

### **BEDROOM FOUR**

With a uPVC double glazed window to rear aspect and a radiator,

### **FAMILY BATHROOM**

With an opaque uPVC double glazed window to side aspect, panelled bath, WC, hand wash basin and a towel heater.

### **EXTERNALLY**

The front of the property has a tarmac double driveway with a laid to lawn garden with mature shrubs. The rear garden is fully enclosed with timber fencing, laid to lawn with a patio area.

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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band E**

**Viewings – By Appointment Only**

**Floor Area – 1652.00 sq ft**

**Tenure – Freehold**







Total area: approx. 166.1 sq. metres (1788.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</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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