



- Detached Dormer Bungalow
- 3/4 Double Bedrooms
- 2 Reception Rooms
- Kitchen plus Utility Room
- Bathroom plus Additional WC
- Front, Side & Rear Gardens
- Double Garage & Off Street Parking
- Elevated Plot in Desirable Location

Holme Lane, Bottesford, DN16 3RP, £365,000





Starkey&Brown are delighted to offer for sale this deceptively spacious detached bungalow, ideal for a family or couple in the ever popular area of Bottesford. The property sits on an elevated plot in the quiet, desirable and highly sought after location of Holme Lane. The internal accommodation briefly comprises of a generous entrance hall with WC, large lounge, separate dining room (could be used as a fourth bedroom if required), kitchen, useful utility room and access to a separate hallway providing access to 3 double bedrooms and a family bathroom with four piece suite. Rising to the first floor is a large loft room, ideal as a separate sitting room, home office or extra bedroom, also having plenty of storage space in another room which already has electrics and Velux window in place if a future buyer would be interested in converting into an extra room. Outside the property has ample off street parking for numerous vehicles to the front along with a double garage, lawned garden and access down either side to the rear garden which is mainly laid to lawn with a fenced surround. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: F





### Entrance Hall

Having front door entry, radiator, coved ceiling, stairs rising to the first floor, built in cupboard, door to inner hallway and door to the rear garden.

### Lounge

16' 5" x 21' 3" (5.00m x 6.47m)

Having windows to the front and side aspects, two radiators, coved ceiling and feature fireplace.

### Dining Room/Bedroom 4

11' 0" x 11' 8" (3.35m x 3.55m)

Currently used as a dining room, could be used as a fourth bedroom if required. Having window to the front aspect, radiator and coved ceiling.

### Kitchen

14' 1" x 10' 1" (4.29m x 3.07m)

Having two windows overlooking the rear garden, a range of solid oak wall and base units with stone effect work surfaces over, inset sink and drainer unit, built in induction hob with extractor over, coved ceiling and radiator.

### Utility Room

7' 4" x 10' 1" (2.23m x 3.07m)

Having window to the rear aspect, door to the side aspect, a range of wall and base units with work surfaces over, inset sink and drainer unit, space/plumbing for appliances, gas central heating boiler and internal door to garage.

### WC

2' 9" x 6' 2" (0.84m x 1.88m)

Having window to the rear aspect, WC, radiator, coved ceiling and wash hand basin.

### Inner Hall

Having three windows to the side aspect, radiator, coved ceiling and access to 3 bedrooms and bathroom.

### Bedroom 1

11' 3" x 11' 5" (3.43m x 3.48m)

Having window to the rear aspect, radiator and coved ceiling.

### Bedroom 2

13' 1" x 10' 3" (3.98m x 3.12m)

Having window to the side aspect, radiator and coved ceiling.

### Bedroom 3

9' 4" x 10' 8" (2.84m x 3.25m)

Having window to the side aspect, radiator and coved ceiling.

### Bathroom

5' 5" x 11' 3" (1.65m x 3.43m)

Having window to the side aspect, panelled bath with shower attachment, shower cubicle with rainfall shower and additional handheld shower inset, wash hand basin, WC, ceiling spotlights, heated towel rail, tiled flooring and tiled walls.

### First Floor

### Loft Room

25' 5" x 11' 3" (7.74m x 3.43m)

Ideal as home office, extra reception room for different generations living together or as an extra bedroom. Having three Velux windows to the front aspect, large radiator, feature fireplace, wooden beams and access to two storage areas. One storage area could be converted into a room, having electric and Velux window in place already.

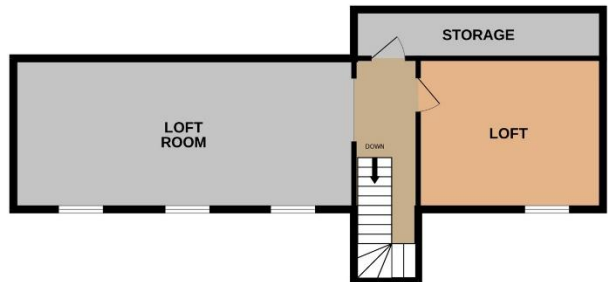
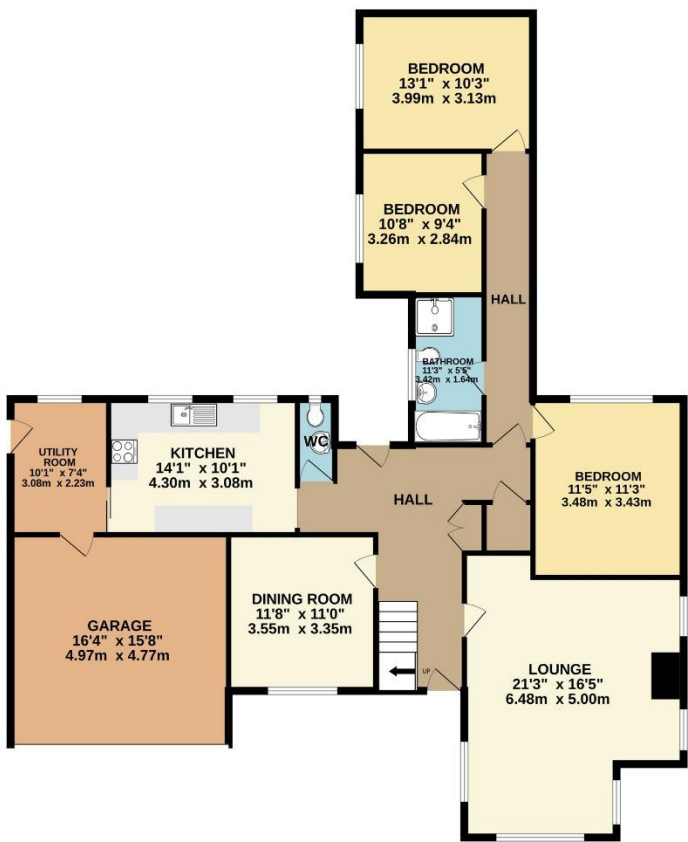
### Double Garage

16' 4" x 15' 8" (4.97m x 4.77m)

Having up and over door, light and power.







TOTAL FLOOR AREA : 1711sq.ft. (159.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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