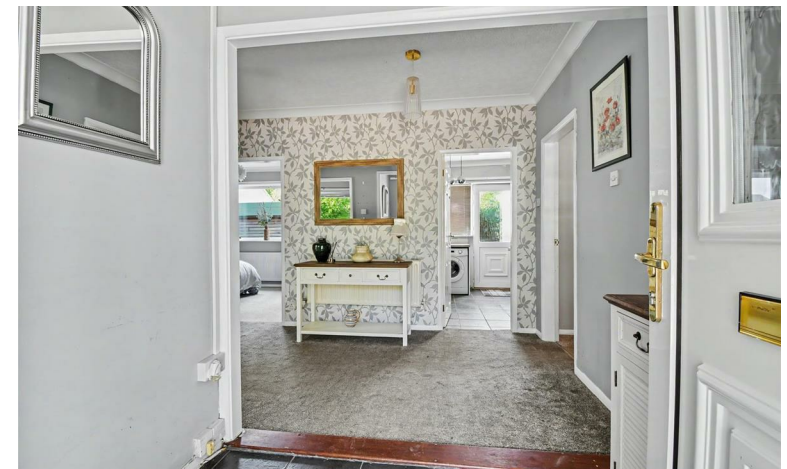




6 HOLME LANE

SCUNTHORPE, DN16 3RB

£235,000
FREEHOLD

Welcome to this lovely detached two-bedroom bungalow, positioned on the highly sought-after Home Lane in Bottesford. Offering spacious single-storey accommodation, excellent privacy and fantastic potential, this would make an ideal downsize or forever home.



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6 HOLME LANE



DESCRIPTION

Set well back from the road, the property enjoys a wonderfully private approach with a long block-paved driveway, mature established shrubbery and access to the attached garage.

You enter through a generous porchway leading into the main hallway. At the heart of the home is a spacious living and dining room, complete with a feature fireplace and sliding doors opening into the conservatory, which enjoys views across the rear garden.

There are two excellent double bedrooms, both served by the family bathroom, together with a well-proportioned kitchen with direct access to the rear of the property.

Externally, the bungalow benefits from attractive gardens to the front and rear, while the attached garage offers access through to the rear garden and features a roller shutter door to the front.

The property is offered with vacant possession for ease of purchase and, while it would benefit from a small amount of modernisation, it presents a fantastic opportunity to create a beautiful forever home in one of Bottesford's most desirable residential locations.

A rare opportunity on Home Lane – early viewing is highly recommended

ENTRANCE HALLWAY

Accessed through uPVC door into porch way, into the inner hallway with light and coving, storage cupboard and a radiator.

LIVING/DINING ROOM

With a light, coving to ceiling, uPVC double glazed window to front aspect, uPVC sliding door to the conservatory, two radiators, feature electric fireplace with a timber surround.

CONSERVATORY

Entering through UPVC sliding doors there is a ceiling light and fan to ceiling, uPVC door to side aspect and a radiator.

KITCHEN

Light, coving to ceiling, half glazed uPVC door to rear aspect, a range of wall and base units, laminate worktops, stainless steel single drainer sink unit, space and plumbing for washing machine, space for fridge freezer, breakfast bar, radiator

BEDROOM 1

Light, to ceiling uPVC double glazed window to front, radiator

BEDROOM 2

Light and coving to ceiling, Upvc double glazed window to rear aspect and radiator,

BATHROOM

Light, loft hatch access to ceiling, uPVC double glazed window to rear aspect, low flush W/C, vanity housed hand wash bason, panelled bath with handheld shower, radiator.

EXTERNALLY

Block paved sweep in driveway giving offroad parking for four cars, attached single garage with roller shutter door, laid to lawn front garden with a selection of mature shrubbery and trees to front and side.

REAR GARDEN

Laid to lawn, comes with a timber shed, fully enclosed, has a patio area.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 818.00 sq ft

Tenure – Freehold





Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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		
	61	80
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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