



11 Holme Lane  
Scunthorpe, DN16 3RP  
£365,000

*Bella*  
properties

**This home is something spectacular! A rare opportunity has arisen to purchase this three/four bedrooomed DETACHED bungalow on the always sought after Holme Lane in the popular residential area of Bottesford. This unique property sits on a great size plot and boasts two sizeable reception rooms, three/four bedrooms, a separate utility room off the dining kitchen, a four piece bathroom suite and separate W/C, an integrated double garage and much more! The home is also very well positioned close to local schools and amenities while occupying a private and quiet plot with views of open countryside.**

**Brought to the market for sale by Bella Properties, this home is ideal for family living and needs to be seen to be appreciated. Viewings available immediately and come highly recommended!**



### **Entrance Hall**

Entrance to the property is via the front door and into the hall. Oak flooring with coving to the ceiling, central heating radiator with display cabinet and internal doors lead to the living room, dining room, kitchen, W/C, three bedrooms, bathroom and cloak cupboard. Carpeted stairs lead to the loft room.

### **Living Room** 21'3" x 15'8" (6.48m x 4.78)

Carpeted with coving to the ceiling, two central heating radiators, gas fireplace set on brick surround and windows face to the front and sides of the property.

### **Dining Room** 11'7" x 10'11" (3.55 x 3.35)

Carpeted with coving to the ceiling, central heating radiator and window faces to the front of the property.

### **W/C** 2'9" x 6'2" (0.84 x 1.88)

A two piece suite consisting of toilet and sink. Window faces to the rear of the property.

### **Kitchen** 10'1" x 14'1" (3.08 x 4.3)

Oak flooring with coving to the ceiling, central heating radiator with dual windows facing to the rear of the property. A mixture of base height and wall mounted units with countertops, tiled splashbacks, integrated oven with induction hob and integrated sink and drainer.

### **Utility Room** 10'1" x 7'3" (3.08 x 2.23)

Tiled flooring with coving to the ceiling, central heating radiator, and window and door faces to the rear. Base height and wall mounted units with countertops, tiled splashbacks and space and plumbing for white goods.

### **Bedroom** 11'5" x 11'3" (3.48 x 3.43)

Carpeted with coving to the ceiling, central heating radiator and window faces to the side of the property.

### **Bedroom** 10'3" x 12'9" (3.13 x 3.9)

Carpeted with coving to the ceiling, central heating radiator and window faces to the rear of the property.

### **Bedroom** 10'8" x 9'3" (3.26 x 2.84)

Carpeted with coving to the ceiling, central heating radiator and window faces to the side of the property.

### **Bathroom** 11'2" x 5'4" (3.42 x 1.64)

Tiled flooring with tiled walls, spotlights, heated towel rail and window faces to the side of the property. A four piece suite consisting of bathtub, shower, sink and toilet.

### **Loft Room** 11'3" x 25'4" (3.43 x 7.74)

Carpeted with central heating radiator, gas fireplace set on brick surround and three Velux windows to the front of the property.

### **Loft** 11'3" x 25'4" (3.43 x 7.74)

Boarded loft with window to the front of the property.

### **External**

To the front of the property is a lawned garden with ample off road parking leading up to the integral double garage which measures 4.97m x 4.77m. Access to the rear is down the side of the property to the beautifully presented garden which is laid to lawn with patio seating area. To the rear is also a gravelled area with storage shed.

### **Disclaimer**

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





Ground Floor



Total area: approx. 210.4 sq. metres (2264.7 sq. feet)

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

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		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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75

63