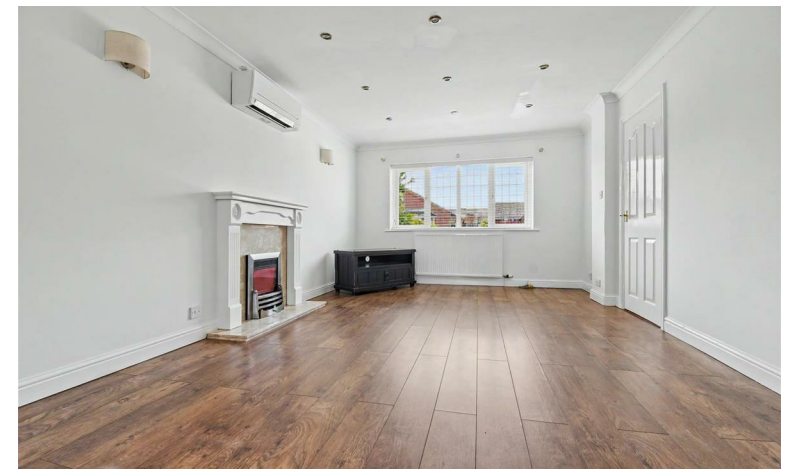




## 58 KEALHOLME ROAD SCUNTHORPE, DN17 3SX

**£299,950**  
**FREEHOLD**

Spacious Four Double Bedroom Detached Family Home | No Onward Chain | Highly Sought-After Village Location | Three Reception Rooms Including Conservatory With Underfloor Heating | Modern Kitchen With Breakfast Bar & Utility Room | Sharps Fitted Furniture To All Four Bedrooms | Air Conditioning To Lounge & Principal Bedroom | Principal Bedroom With En-Suite | Integral Garage With Electric Roller Door, EV Charging Point & Ample Parking | Private Enclosed Rear Garden



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## 58 KEALHOLME ROAD



### DESCRIPTION

Immaculately presented throughout and offering spacious family living in one of Messingham's most sought-after residential locations, this superb four-bedroom detached home is available with the added benefit of no onward chain. Boasting generous reception rooms, a stunning modern kitchen, beautiful conservatory with underfloor heating, high quality Sharps fitted bedroom furniture throughout, air conditioning, an integral garage with electric roller door and a private rear garden, this is a fantastic family home ready to move straight into.

Step inside into a welcoming entrance hallway with stairs rising to the first floor, useful understairs storage and doors leading to the principal ground floor accommodation. The spacious lounge is flooded with natural light and features a stylish fireplace, air conditioning and plenty of space for the whole family to relax. A wide opening leads through to the separate dining room, creating a fantastic space for both everyday family life and entertaining guests.

The dining room in turn opens into the impressive conservatory, a wonderful additional reception room enjoying views over the rear garden. With underfloor heating, a vaulted glazed roof and French doors opening onto the garden, it provides a comfortable space to enjoy throughout every season.

The heart of the home is undoubtedly the beautifully appointed kitchen, fitted with an extensive range of modern shaker style units complemented by quality worktops and tiled splashbacks. There is an integrated double oven, five-ring gas hob with extractor, breakfast bar seating and ample space for an American-style fridge freezer. The utility room provides further appliance space, additional storage and side access, together with a contemporary ground floor cloakroom.

Upstairs, the generous landing leads to four well-proportioned double bedrooms, all benefiting from high quality Sharps fitted wardrobes and bedroom furniture, providing exceptional storage throughout. The superb principal bedroom also benefits from air conditioning and a stylish modern en-suite shower room. Bedrooms two and three are excellent doubles, while bedroom four provides a versatile guest bedroom, nursery or home office. Completing the accommodation is the beautifully refitted family bathroom, finished to a high standard with a contemporary suite including bath with shower over, vanity storage and WC.

Outside, the property occupies an attractive plot with a block paved driveway providing ample off-road parking leading to the integral garage with electric roller door, together with an EV charging point. The enclosed rear garden enjoys a good degree of privacy and is mainly laid to lawn with mature planted borders, patio seating areas and plenty of space for children, pets or outdoor entertaining.

A fantastic opportunity to purchase a spacious and beautifully maintained family home in a highly desirable village location, early viewing is highly recommended.

### Entrance Hallway

A welcoming entrance hallway with staircase rising to the first floor, useful understairs storage cupboard and access to the principal ground floor accommodation.

### Lounge

A spacious and beautifully presented family lounge featuring a stylish fireplace, air conditioning and a wide opening leading through to the dining room, creating a fantastic space for everyday family life and entertaining.

### **Dining Room**

A generous dining room with ample space for a large family dining table, opening directly into the conservatory.

### **Conservatory**

A superb additional reception room overlooking the rear garden with underfloor heating, a vaulted glazed roof and French doors opening onto the patio, making it a comfortable space to enjoy all year round.

### **Kitchen**

Beautifully fitted with a comprehensive range of modern shaker style wall and base units complemented by quality worktops and tiled splashbacks. Featuring an integrated double oven, five-ring gas hob with extractor, breakfast bar seating, space for an American-style fridge freezer and excellent storage throughout.

### **Utility Room**

A practical utility room offering additional worktop space, fitted storage cupboards, plumbing for appliances and a side access door to the garden.

### **Ground Floor WC**

Fitted with a vanity wash hand basin and concealed cistern WC.

### **Principal Bedroom**

A generous double bedroom benefiting from quality Sharps fitted wardrobes and furniture, air conditioning and access to the stylish en-suite shower room.

### **En-Suite Shower Room**

Modern and beautifully presented, fitted with a walk-in shower, vanity wash hand basin, concealed cistern WC, heated towel radiator and contemporary tiling.

### **Bedroom Two**

A spacious double bedroom complete with high quality Sharps fitted wardrobes and bedroom furniture.

### **Bedroom Three**

Another excellent double bedroom with Sharps fitted wardrobes and ample space for additional furniture.

### **Bedroom Four**

A versatile fourth double bedroom featuring Sharps fitted furniture, ideal as a guest room, nursery or home office.

### **Family Bathroom**

A modern family bathroom fitted with a panelled bath with shower over, vanity wash hand basin, WC, heated towel radiator and attractive contemporary tiling.

### **Outside**

To the front, a block paved driveway provides ample off-road parking and leads to the integral garage with an electric roller door and EV charging point. Gated side access leads to the private enclosed rear garden, which is mainly laid to lawn with mature planted borders and patio seating areas, creating an ideal space for relaxing, entertaining and family life.

## **58 KEALHOLME ROAD**







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## **ADDITIONAL INFORMATION**

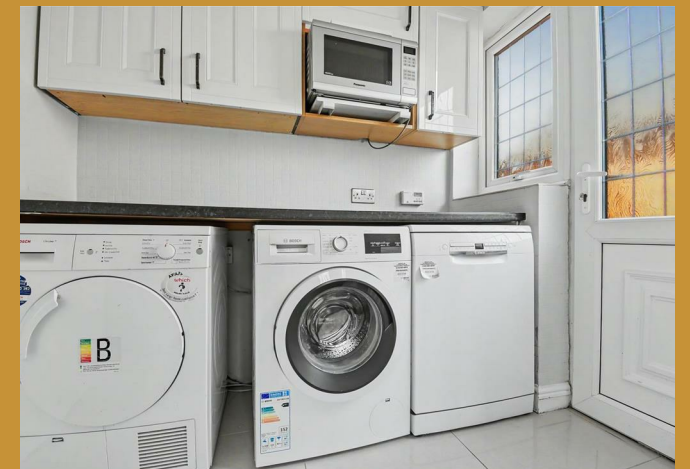
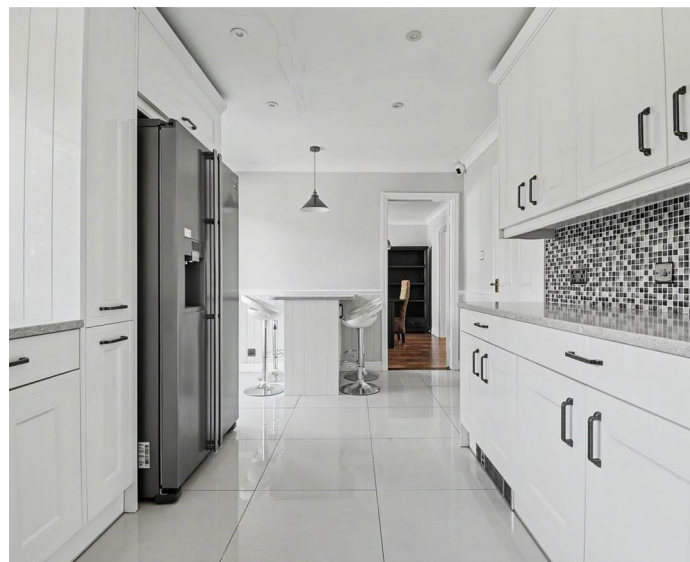
**Local Authority –**

**Council Tax – Band D**

**Viewings – By Appointment Only**

**Floor Area – 1560.00 sq ft**

**Tenure – Freehold**





## Kealholme

Approximate Gross Internal Floor Area : 171.50 sq m / 1846.01 sq ft  
(Including Garage)

Garage Area : 16.60 sq m / 178.68 sq ft

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



| 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>                            |                         |           |
| (55-68) <b>D</b>                            | <b>67</b>               | <b>77</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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