

## 9 OLD SCHOOL LANE SCUNTHORPE, DN16 3RD

**£400,000**  
**FREEHOLD**

Welcome to Old School Lane!

Set in one of Bottesford's loveliest spots, this family home is tucked away among leafy green trees with peaceful surroundings and beautiful views across to the church opposite.



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# 9 OLD SCHOOL LANE

## DESCRIPTION

As soon as you step inside, you'll notice the sense of space and flexibility.

The entrance opens into a big boot room – perfect for shoes, coats, and school bags – leading into the main hallway. Off here you'll find a bright, dual-aspect living room, a brilliant home office with French doors straight out to a private patio area (ideal for a tea break or a glass of wine in the evening), plus a smart downstairs WC and storage.

The kitchen is a real highlight – generous in size with a traditional style given a modern twist, complete with double oven and bags of workspace. There's also a separate utility room for laundry and a door through to the integral garage.

Upstairs, the master bedroom comes with two fitted wardrobes and a stylish ensuite. You'll also find three further double bedrooms, a single, and an extra room that would make a dream walk-in wardrobe or second office.

Outside, the rear garden is large and laid to lawn – plenty of space for kids to run around – while the front offers good off-street parking.

It's a quiet, safe spot with excellent access to local amenities and some of the area's most highly rated schools.

## ENTRANCE HALLWAY

Accessed through a timber door with uPVC double glazed windows to either side and a radiator.

## INNER HALLWAY

With stairs to the first floor, storage cupboard.

## LIVING ROOM

With uPVC double glazed windows to front and side aspects and radiators X 2.

## DOWNSTAIRS WC

With a WC, hand wash basin and a chrome towel heater.

## STUDY

With uPVC French doors and uPVC windows to rear aspect and a radiator.

## KITCHEN / DINER

With uPVC double glazed windows to rear aspect, range of cream shaker style wall and base units with solid oak worktops, tiled splash backs, stainless steel one and a half drainer sinks, integrated dishwasher, integrated full height fridge and freezer, 2 X electric fan assisted ovens with gas hob and extractor fan, breakfast bar.

## UTILITY

With a uPVC half glazed door, range of wall and base units with laminate worktops, Belfast sink, space and plumbing for a washing machine and dryer and a radiator.

## FIRST FLOOR LANDING

With a uPVC double glazed window to rear aspect.

## MASTER BEDROOM

With a uPVC double glazed window to side aspect, radiator and built in wardrobes leading into:-

## MASTER EN-SUITE

With an opaque uPVC double glazed window, walk in shower mains controlled, vanity housed hand wash basin and a radiator.

## FAMILY BATHROOM

With an opaque uPVC double glazed window, free standing bath, WC, vanity housed hand wash basin with storage and a chrome towel heater.

## BEDROOM TWO

With a uPVC double glazed window to front aspect and a radiator.



### **BEDROOM THREE**

With a uPVC double glazed window to side aspect and a radiator.

### **BEDROOM FOUR**

With a uPVC double glazed window to side aspect and a radiator.

### **BEDROOM FIVE**

With a uPVC double glazed window to side aspect and a radiator.

### **EXTERNALLY**

With charming church-side views to the front, a sweeping driveway, and a double garage, this property offers exceptional outdoor space for all the family to enjoy. At the front, just off the study, there's a private adult seating area that's both low-maintenance and ideal for relaxing with outdoor furniture. Towards the rear, you'll find a generous, fully enclosed garden – perfect for children to play safely and enjoy throughout the summer months.

## **9 OLD SCHOOL LANE**



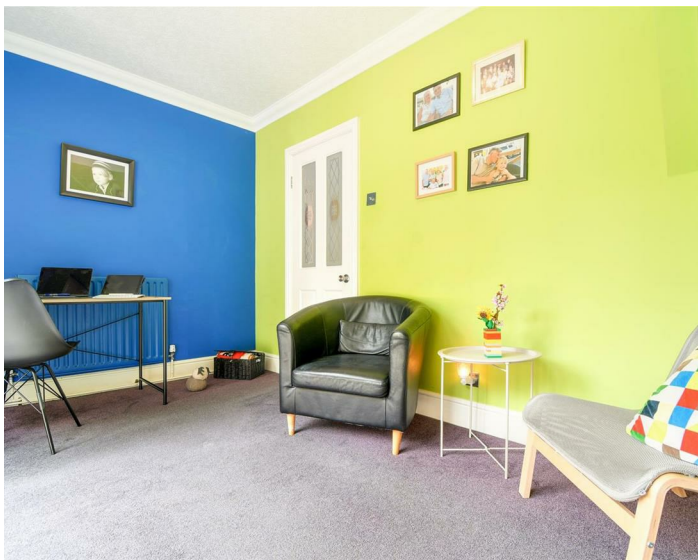




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**ADDITIONAL INFORMATION**

**Local Authority –**  
**Council Tax – Band G**  
**Viewings – By Appointment Only**  
**Floor Area – 1722.00 sq ft**  
**Tenure – Freehold**





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>	72	81
(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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