



- Prime Bottesford Location
- Extended Family Home
- 5 Bedrooms
- 3 Bathrooms
- Modern Boiler (2023)
- Private Rear Gardens
- Resin Bound Driveway
- 26ft x 26ft Garage

Church Lane, Bottesford, DN16 3RA,  
£485,000





Sitting on a fantastic plot in the heart of Bottesford overlooking St. Peters Church and with the Beck on your doorstep, this detached home has been extended and improved over the years to create a perfect family home with spacious living accommodation throughout. The accommodation briefly comprises of 5 bedrooms, 2 en-suites, master dressing room and a family bathroom to the first floor, whilst downstairs boasts an entrance hall, 25ft lounge, modern kitchen, utility room, WC and impressive large family room overlooking the extensive rear gardens. Additional features include a range of uPVC double glazing and triple glazing, modern boiler (new 2023), resin bound driveway for numerous vehicles, larger than average double garage, hot tub with air source heat pump and secure rear gardens offering an excellent degree of privacy. An internal inspection is highly recommended to truly appreciate this incredible home and its enviable location, call today to view! Freehold. Council tax band: D



### Entrance Hallway

Having front entrance door, cast iron radiator and stairs rising to the first floor with under stairs storage cupboard.

### Lounge

13' 9" x 25' 1" (4.19m x 7.64m)

Having uPVC triple glazed windows to the front and side aspects, double doors into the family room, two radiators, coved ceiling and cast iron burner.

### Family Room

20' 1" x 18' 8" (6.12m x 5.69m)

Having uPVC double glazed French doors to the rear and side aspects and under floor heating.

### Kitchen

16' 6" x 13' 2" (5.03m x 4.01m)

Having uPVC double glazed windows to the rear and side aspects, under floor heating, ceiling spotlights, a range of wall and base units incorporating cupboards, drawers and pull out cupboards with work surfaces over, inset sink and drainer unit with Kettle tap, built in dishwasher and space for fridge freezer.

### Utility Room

8' 7" x 11' 1" (2.61m x 3.38m)

Having uPVC triple glazed window to the front aspect, uPVC double glazed door to the side aspect, ceiling spotlights, radiator, a range of wall and base units with work surfaces over, built in under counter fridge, space/plumbing for white goods and gas central heating boiler (new 2023).

### Downstairs WC

5' 2" x 3' 3" (1.57m x 0.99m)

Having WC and wash hand basin.

### First Floor Landing

Having loft access.

### Master Bedroom

14' 8" x 18' 8" (4.47m x 5.69m)

Having uPVC double glazed windows to the side aspect, uPVC double glazed French doors overlooking the rear garden, two radiators, loft access, door to en-suite and door to dressing room.

### Master En-suite

6' 5" x 9' 6" (1.95m x 2.89m)

Having uPVC double glazed window to the side aspect, shower cubicle with rainfall shower and additional handheld shower inset, wash hand basin and WC set in vanity unit, ceiling spotlights and heated towel rail.

### Bedroom 2

8' 8" x 17' 3" (2.64m x 5.25m)

Having uPVC triple glazed window to the front aspect, radiator and door to en-suite.

### En-suite

4' 7" x 7' 1" (1.40m x 2.16m)

Having uPVC double glazed window to the side aspect, corner shower cubicle, wash hand basin, WC, radiator and ceiling spotlights.

### Bedroom 3

12' 9" x 11' 8" (3.88m x 3.55m)

Having uPVC triple glazed window to the front aspect, radiator and built in wardrobes.

### Bedroom 4

12' 0" x 12' 0" (3.65m x 3.65m)

Having uPVC double glazed window to the side aspect and radiator.

### Bedroom 5

8' 4" x 8' 6" (2.54m x 2.59m)

Having uPVC triple glazed window to the front aspect and radiator.

### Family Bathroom

9' 6" x 7' 1" (2.89m x 2.16m)

Having uPVC double glazed window to the rear aspect, P shaped panelled bath with shower over, wash hand basin set in vanity unit, WC, ceiling spotlights and heated towel rail.

### Outside Front

?Double gates provide access to a resin bound driveway provides off street parking for numerous vehicles and leads to the garage. Secure gates to either side of the property lead to the rear garden.

### Outside Rear

The generously sized rear garden is mainly laid to lawn with a fenced and hedged border, three sheds, hot tub with air source heat pump, power supply, three sycamore trees, beech tree, there's also a paved patio area and numerous areas ideal for entertaining or relaxing.

### Garage

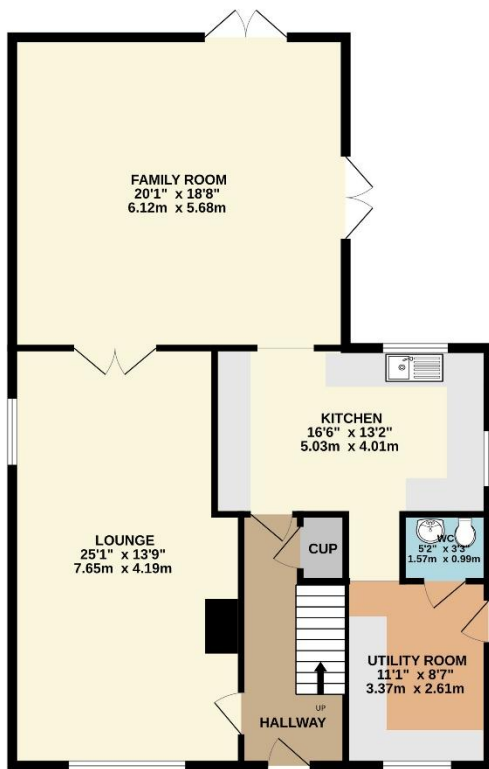
26' 0" x 26' 0" (7.92m x 7.92m)





GROUND FLOOR

1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

1 Oswald Road, Scunthorpe, DN15 7PU  
T: 01724 856100  
E: scunthorpe@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE