



## BYFIELD HAYTONS LANE

SCUNTHORPE, DN15 0AP

£500,000  
LEASEHOLD

Welcome to Byfield, an exceptional home set within a stunning position on Haytons Lane in Appleby. This is a fine example of a well-maintained and thoughtfully extended executive property, having undergone significant refurbishment to create a stylish and inviting family home.



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## DESCRIPTION

The property opens into a welcoming reception hallway, setting the tone for the accommodation throughout. From here, there is access to a downstairs WC, a well-proportioned home office, and a spacious living room featuring a log burner set within an inglenook fireplace. This room flows seamlessly into a garden room, which enjoys direct access out to the rear garden, creating a wonderful space for both relaxing and entertaining. There is also a large open-plan kitchen dining room, complemented by a generous utility room that provides internal access to the double garage.

To the first floor, the principal bedroom is a particularly generous double room and benefits from its own dressing room, which could alternatively serve as a fourth bedroom if required. There are two further well-sized double bedrooms. The principal bedroom also enjoys access to a Jack and Jill ensuite, fitted with a freestanding contemporary bath and a full walk-in shower. In addition, there is a large family bathroom, again featuring both a panelled bath and separate walk-in shower.

Externally, the property is equally impressive. To the front, a large sweeping driveway provides an abundance of off-street parking and is complemented by mature, established planting, which creates a striking approach, particularly during the summer months. To the rear, the gardens are generous in size and offer a private and attractive outdoor space.

This is a beautifully presented home in a sought-after location, offering both space and versatility, and is well suited to modern family living

## ENTRANCE HALLWAY

Accessed through a timber door with windows either side, stairs to the first floor, under stairs storage, radiator and a double storage cupboard.

## DOWNSTAIRS WC

With a uPVC double glazed window to front aspect, WC, hand wash basin and a radiator.

## LIVING ROOM

With 2 X full height uPVC double glazed windows to front aspect, inglenook fire place with wood burning stove and a radiator leading into:-

## SUN ROOM

With uPVC double glazed French doors to rear aspect and uPVC windows to side and rear aspect with a radiator.

## PLAY ROOM

With a uPVC double glazed window to rear aspect and 2 X windows into the sun room with a radiator.

## KITCHEN / BREAKFAST ROOM

Utility part of kitchen with a uPVC double glazed window to rear aspect, one and a half ceramic sink with integrated dishwasher, pull out bin storage, space for an American style fridge/freezer with larder cupboards leading into main kitchen area having wall and base units with timber effect worktops, single ceramic sink, electric fan assisted oven and grill with induction hob and extractor fan, central island with break fast bar, radiator, space for dining table and a column radiator with French doors into the garden.

## UTILITY

With a uPVC double glazed window to rear aspect, uPVC double glazed door to side aspect, range of wall and base units with timber effect worktops, ceramic sink, space for a washing machine and a chrome towel heater leading into:-

## INTEGRAL GARAGE

With double doors, housing water tank, work stations and a radiator.

## HOME OFFICE/DINING ROOM

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

## FIRST FLOOR LANDING

With a uPVC double glazed window to front aspect.

## MASTER BEDROOM

With a uPVC double glazed window to rear aspect and a radiator leading into:-

## MASTER EN-SUITE

With a Velux style window with black out blind to rear aspect, free standing contemporary bath, walk in shower, WC, his and hers vanity housed hand wash basins and a towel heater.

## MASTER DRESSING AREA

With 2 x uPVC double glazed windows to front aspect and a radiator.

## BEDROOM TWO

With a uPVC double glazed window to rear aspect, radiator and triple wardrobe with mirrored sliding doors.

## BEDROOM THREE

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

## FAMILY BATHROOM

With 2 x uPVC double glazed windows and a Velux style window to rear aspect, panelled bath with hand held attachments, walk in shower, hand wash basin, WC and a radiator.

## EXTERNALLY

The front of the property has a sweeping driveway providing off street parking for several vehicles leading to the garage, with the garden being laid to lawn with mature hedging and shrubs. The rear garden is fully enclosed, laid to lawn with a covered patio area, mature trees, hedges and shrubs.

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## ADDITIONAL INFORMATION

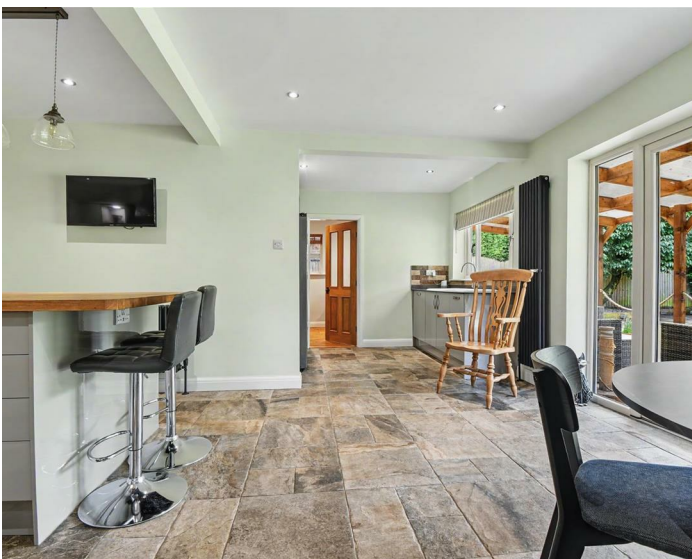
Local Authority –

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2702.00 sq ft

Tenure – Leasehold





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>		<b>79</b>
(55-68) <b>D</b>	<b>59</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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