



UNAPPROVED BROCHURE

BYFIELD, HAYTONS LANE

APPLEBY, SCUNTHORPE, NORTH LINCOLNSHIRE, DN15 0AP



paul fox
FINEST



Byfield, Haytons Lane

Appleby, Scunthorpe, North Lincolnshire, DN15 0AP

'Byfield' is an outstanding executive, largely extended, detached house having undergone an extensive refurbishment creating a beautiful home that must be viewed internally to fully appreciate. The well appointed accommodation comprises, central reception hallway, cloakroom, fine main living room, with a feature fireplace and an open plan living/dining kitchen with a matching utility room that provides a central landing leading to 4 double bedrooms with a luxury master en-suite bathroom and a main family bathroom. The front enjoys a generous 'pea-pebbled' driveway that allows direct access to the garage and with lawned gardens, mature borders and a sheltered front entrance door. Access to the side leads to a private lawned garden with a pleasant flagged patio and a rear veranda that allows an all-weather outdoor entertaining space.

CENTRAL RECEPTION HALLWAY

Measuring approx. 2.2m x 4.98m (7' 3" x 16' 4"). Enjoying a hardwood entrance door with adjoining double glazed sidelights with patterned glazing, feature tiled flooring, wall mounted Hive thermostat, return staircase allowing access to the first floor accommodation with open spell balustrading, matching newel posts and a complementary oak handrail, large fitted storage cupboard.

CLOAKROOM

Enjoying a front uPVC double glazed window with inset patterned glazing, a two piece quality suite comprises a close couple low flush WC with matching vanity wash hand basin with tiled splash back, tiled flooring and inset ceiling spotlights.



FINE LIVING ROOM

Measures approx. 3.94m x 6.08m (12' 11" x 19' 11"). Enjoying twin uPVC double glazed windows, attractive quality fitted oak flooring, inset multi-fuel cast iron stove on a stone flagged hearth, brick chamber, wooden surround and projecting mantel, two double wall light points, TV point and open access through to;

PLEASANT GARDEN ROOM

Measures approx. 3.65m x 2.96m (12' 0" x 9' 9"). Enjoying a surrounding uPVC double glazed window with rear French doors allowing access to the garden, attractive tiled flooring and clad finish to the ceiling.

STUDY

Measures approx. 3.66m x 2.9m (12' 0" x 9' 6"). (). Enjoying a rear uPVC double glazed window, internal single glazed window looking through to the garden room, an internal oak and panelled glazed doors leads through to the kitchen and attractive oak flooring.

FORMAL DINING ROOM

Measures approx. 3.66m x 2.9m (12' 0" x 9' 6"). Enjoying two front feature uPVC double glazed windows and tiled flooring.





VERY ATTRACTIVE NEWLY FITTED KITCHEN

Measures 5.75m x 6.37m (18' 10" x 20' 11") maximum. Enjoying a rear uPVC double glazed window and matching French doors with adjoining sidelights leading out to a sheltered veranda and continuation of feature tiled flooring from the entrance hallway. The kitchen enjoys an extensive range of contemporary gloss finished low level units drawer units and wall units with eye level displays, a complementary curved brushed aluminium pull handles, feature Dekton worktop with tiled splash back, double ceramic sink unit, fitted Neff electric hob with double oven beneath and overhead matching extractor, central breakfasting island with oak top, integral appliances, room for an American style fridge freezer, TV point, feature tiling to one wall and doors through to;

LARGE UTILITY

Measures 2.95m x 2.95m (9' 8" x 9' 8"). Enjoying a broad rear uPVC double glazed window, matching side entrance door with inset patterned glazing. The utility enjoys matching furniture to the kitchen, a complementary patterned worktop with matching uprising which incorporates a ceramic single sink unit with drainer to the side and block mixer tap, plumbing for an automatic washing machine, tiled flooring, inset ceiling spotlights, large chrome towel rail and doors through to the double garage.

SPACIOUS CENTRAL LANDING

Enjoying continuation of open spell balustrading and complementary handrail, loft access with drop down ladder and doors off to;

REAR DOUBLE BEDROOM 1

Measures approx. 3.94m x 5.07m (12' 11" x 16' 8"). Enjoying a rear uPVC double glazed window, TV point and open access through to an en-suite bathroom and dressing room/bedroom 4.

DRESSING ROOM / BEDROOM 4

Measures approx. 3.93m x 3.01m (12' 11" x 9' 11"). Enjoying twin front uPVC double glazed windows and internal door through to the landing.

EN-SUITE BATHROOM

Measures approx. 2.26m x 4.7m (7' 5" x 15' 5"). Enjoying a rear Velux double glazed roof light, a quality 5 piece suite in white comprising a freestanding bath with wall mounted chrome mixer tap, double shower cubicle with inset mermaid boarding to walls, rainwater shower head, glazed screen, close couple low flush WC with adjoining his and hers wash hand basin with quality navy blue furniture beneath with chrome pull handles, tiled splash back and LED mirrored backing, large anthracite towel rail, attractive tiled flooring, inset ceiling spotlights, extractor and doors through to a;

SECOND LANDING AREA

Enjoying rear double glazed window and further access to;



REAR DOUBLE BEDROOM 2

Measures approx. 3.63m x 5.69m (11' 11" x 18' 8"). Enjoying a rear uPVC double glazed window, attractive oak style laminate flooring, fitted wardrobes to one recess with sliding mirrored fronts and TV point.

FRONT DOUBLE BEDROOM 3

Measures approx. 3.63m x 2.92m (11' 11" x 9' 7"). Enjoying a front uPVC double glazed window.

QUALITY FAMILY BATHROOM

Measures approx. 4.37m x 2.09m (14' 4" x 6' 10"). Enjoying feature triple uPVC front windows with inset patterned glazing and Velux roof light with fitted blind and enjoying a 4 piece suite comprising a low flush WC with matching vanity wash hand basin with tiled splash back and mirrored backing, large panelled bath with tiled surround, double shower cubicle with mermaid boarding to walls, glazed screen, rainwater head, oak style wooden flooring, fitted chrome towel rail and inset LED spotlights.

OUTBUILDINGS

The property enjoys the benefit of a double garage measures approx. 5.9m x 6.27m (19' 4" x 20' 7") with two front entrance doors, rear uPVC window, TV point, cushioned flooring, florescent ceiling spotlights, loft access, floor mounted central heating boiler and cylinder tank.





GROUND S

The property sits in a delightful private plot located off one of the best roads within the village and enjoys a mature hedged front boundary with vehicle access via a p-pebbled driveway allowing extensive parking for a excellent number of vehicles, enjoying direct access to the attached double garage with the front garden being principally laid to lawn with mature planted lavender borders and further colourful shrubs, feature twin silver birch and a flagged sheltered front entrance door. Access is available down either side and leads to a extremely private westerly facing garden which benefits from a feature Indian slate flagged patio with bricked raised borders, matching pizza oven and barbeque and with a sheltered decked veranda from the rear providing all weather outdoor entertaining space. The rear garden itself comes principally lawned with mature borders and a number of fruit trees.

DOUBLE GLAZING

The property benefits from newly installed woodgrain style uPVC double glazed window.

CENTRAL HEATING

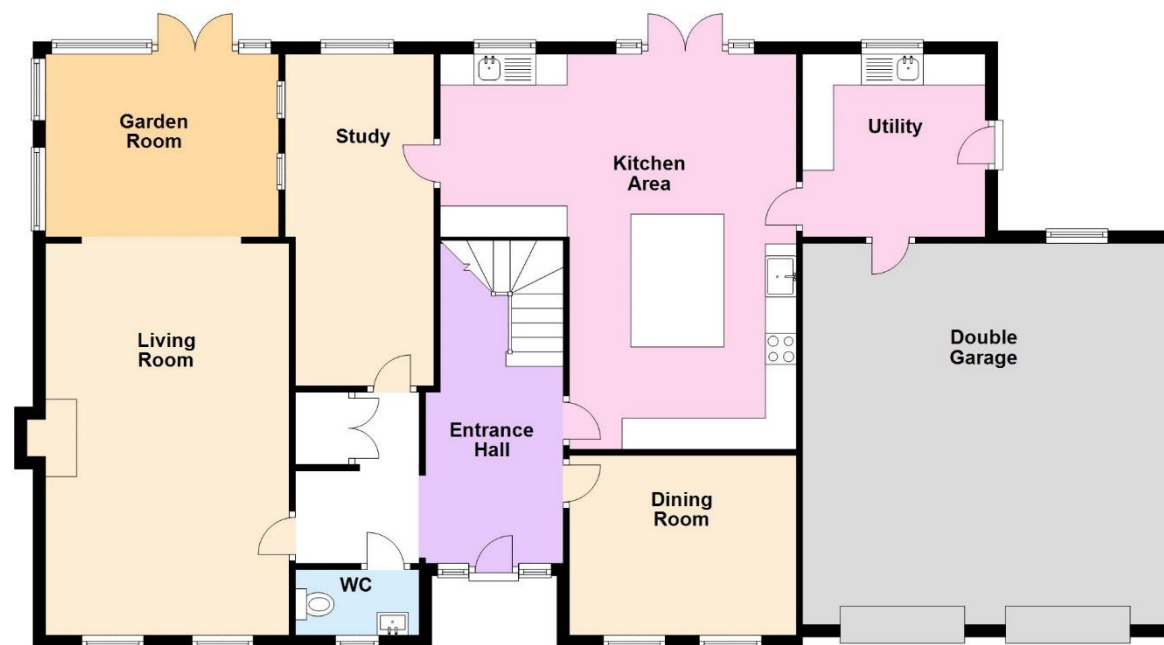
The property benefits from a modern central heating system to radiators.



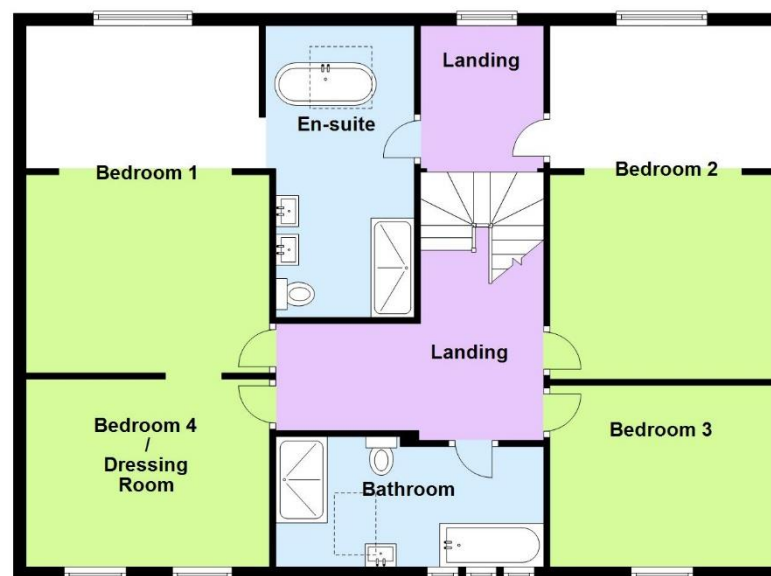


FLOORPLAN

Ground Floor



First Floor







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BY APPOINTMENT**

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