



127 Piping Lane , DN5 9NB

**£230,000 Offers In Region Of
Tenure Freehold**

- **Detached Three Bedroom Bungalow**
- **Exceptional Size Plot**
- **Beautiful Private Enclosed Garden**
- **Spacious Flexible Accommodation**
- **Open Plan Kitchen / Dining Area**
- **Garden Room Potential (STPP)**

Welcome Homes are delighted to present this beautifully maintained three-bedroom detached bungalow, occupying a generous plot on the ever-popular Piping Lane in Scawthorpe. Offered to the market with no onward chain, this much-loved home combines spacious, versatile accommodation with exciting future potential, making it an excellent opportunity for those looking to create a home that can evolve with their lifestyle.

Set back from the road behind mature gardens, the property immediately impresses with its substantial frontage, extensive driveway and detached garage with an electric roller door. The driveway provides ample off-road parking for multiple vehicles, with plenty of space for a motorhome, caravan or trailer.

Stepping inside, a welcoming entrance hall leads to a bright and spacious lounge, fitted kitchen, modern shower room and three well-proportioned bedrooms. The current owners use the third bedroom as a dining room, demonstrating the flexibility of the accommodation while offering buyers the opportunity to reconfigure the space to suit their own needs.

For those seeking contemporary living, there is excellent potential to create a stunning open-plan kitchen, dining and family space (subject to any necessary consents), making the most of the property's generous footprint.

The exceptional rear garden is undoubtedly one of the home's standout features. Beautifully maintained and enjoying an excellent degree of privacy, it provides the perfect setting for relaxing and entertaining throughout the seasons. The patio is perfectly positioned to enjoy the afternoon and evening sunshine, while the upper section of the garden creates another wonderful sun trap, allowing you to follow the sunshine throughout the day. Whether hosting family and friends, enjoying a quiet morning coffee or simply unwinding outdoors, this impressive garden offers something for everyone.

The generous plot also presents exciting potential to create a garden room, home office or annexe (subject to the necessary planning permissions and building regulations), whilst still retaining an abundance of outdoor space—ideal for



TOTAL: 74 m²
Ground floor: 74 m²
EXCLUDED AREAS: FIREPLACE: 1 m², WALLS: 6 m²

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	