



7 Lindholme, Scotter

£625,000 Freehold

A TRULY OUTSTANDING DETACHED EXECUTIVE HOME • LOCATED WITHIN THE REGIONS FINEST OF POSITIONS • NO UPWARD CHAIN • FULL PLANNING PERMISSION FOR A LARGE EXTENSION ref. 142833 (West Lindsey Council)

- LUXURY NEWLY FITTED KITCHEN & DINING AREA • 4 BEDROOMS WITH A MASTER EN-SUITE • SUBSTANTIAL GARAGE (5.26m x 9.35m) • BEAUTIFULLY LANDSCAPED PRIVATE GARDEN WITH ENTERTAINING SUMMERHOUSE
- VIEWING IS ESSENTIAL - NOT TO BE MISSED

Luxury 4-bed detached home with landscaped gardens, large garage, stylish kitchen, garden room, and planning consent for major extension. Ideal for families or professionals.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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Central Reception Hall

9' 10" x 12' 10" (3.00m x 3.92m)

Front composite double glazed entrance door with adjoining side light, front uPVC double glazed window, staircase leads to the first floor accommodation with open spell balustrading and contrasting handrail, herringbone parquet flooring, period style ceramic radiator, dado railing, wall to ceiling coving and ceiling rose.

Living Room

12' 11" x 20' 0" (3.93m x 6.09m)

Broad front uPVC double glazed bow window, internal uPVC double glazed window looks through to the pleasant garden room, feature bricked fireplace with a central cast iron gas fire on a raised tiled hearth, period style ceramic radiators and beamed ceiling.





Quality Newly Fitted Kitchen

22' 8" x 12' 11" (6.90m x 3.93m)

Rear uPVC double glazed window with internal blind, opening through to the garden room and to the matching dining room. The kitchen enjoys an extensive range of royal blue shaker style furniture with a complementary marble top that incorporates a double Belfast ceramic sink unit and central Quooker mixer tap, feature central island with oak circular breakfast bar with a built-in Miele electric hob, matching eye level multi ovens, warming drawer, space for an American style fridge freezer and large wine cooler, integral dishwasher, herringbone style tiled flooring, wall to ceiling coving and inset ceiling spotlights.

Dining Room

12' 4" x 12' 10" (3.75m x 3.92m)

With front facing uPVC double glazed French doors with internal blinds leads to a front veranda with garden and beck views, feature media wall with inset fire and TV connections above with adjoining display cabinets, low level storage cupboards matching the kitchen with marble top with curved leather seat and continuation of flooring.





Study

9' 5" x 12' 11" (2.86m x 3.94m)

Front uPVC double glazed window with quality fitted shutters, laminate flooring, period style ceramic radiator, picture railing and doors to the garage.

Utility Room

9' 5" x 9' 10" (2.86m x 3.00m)

With a rear composite double glazed stable style door leading to the garden, rear uPVC double glazed window with internal fitted blind, matching furniture to the kitchen with a ceramic sink with block mixer tap, marbled tops, herringbone tiled flooring, built-in storage cupboard with plumbing for a washing machine and manifold for underfloor heating and a personal door through to the garage.

Cloakroom

Rear uPVC double glazed window with patterned glazing, modern suite in white comprising a low flush WC, corner fitted vanity wash hand basin with tiled splash back, ceramic radiator and ceramic tiled flooring.





Pleasant Rear Garden Room

23' 0" x 17' 1" (7.00m x 5.20m)

With dwarf walling, surrounding uPVC double glazed windows with internal fitted blinds, matching French doors leading to the landscaped garden, continuation of herringbone flooring from the kitchen, vaulted ceiling and inset ceiling spotlights.

First Floor Central Landing

9' 10" x 14' 9" (3.00m x 4.50m)

Front uPVC double glazed window with internal blind, period style ceramic radiator, dado railing, wall to ceiling coving, large built-in storage and doors to;



Master Bedroom 1

12' 5" x 14' 11" (3.78m x 4.55m)

Front uPVC double glazed window, modern radiator, fitted wardrobes, wall to ceiling coving and doors through to;





En-Suite Shower Room

6' 9" x 10' 10" (2.06m x 3.30m)

Rear uPVC double glazed window with obscured glazing, suite in white comprising low flush WC, pedestal wash hand basin, walk-in shower cubicle with mains shower and glazed screen, ceramic tiled flooring and fully tiled walls.

Front Double Bedroom 2

13' 0" x 9' 9" (3.95m x 2.98m)

Front uPVC double glazed window and an extensive range of fitted bedroom furniture.

Rear Double Bedroom 3

13' 0" x 9' 9" (3.95m x 2.98m)

Rear uPVC double glazed window and an extensive range of fitted bedroom furniture.

Rear Bedroom 4

6' 9" x 10' 11" (2.06m x 3.34m)

Rear uPVC double glazed window and loft access.





Quality Family Bathroom

8' 1" x 10' 10" (2.46m x 3.30m)

Rear uPVC double glazed window with obscured glazing, providing an impressive five piece suite in white comprising a low flush WC, tiled panelled bath, double shower cubicle with mains shower and glazed screen, twin his and hers vanity wash hand basin with led lit mirror above, large towel rail, cushioned flooring and tiled walls.

Garage

17' 3" x 30' 8" (5.26m x 9.35m)

Having an electric remote operated front door, side and rear uPVC double glazed windows and rear uPVC door leads to the garden, wall mounted gas central heating system boiler, loft access and internal personal doors leads through to the study and the utility.

Luxury Purpose Built Summer House/Bar

16' 11" x 16' 11" (5.15m x 5.15m)

Having four panelled bi-folding doors that face onto the garden having being beautifully finished with slate tiled panelling to walls, wooden flooring and fitted bar with granite top.





Grounds

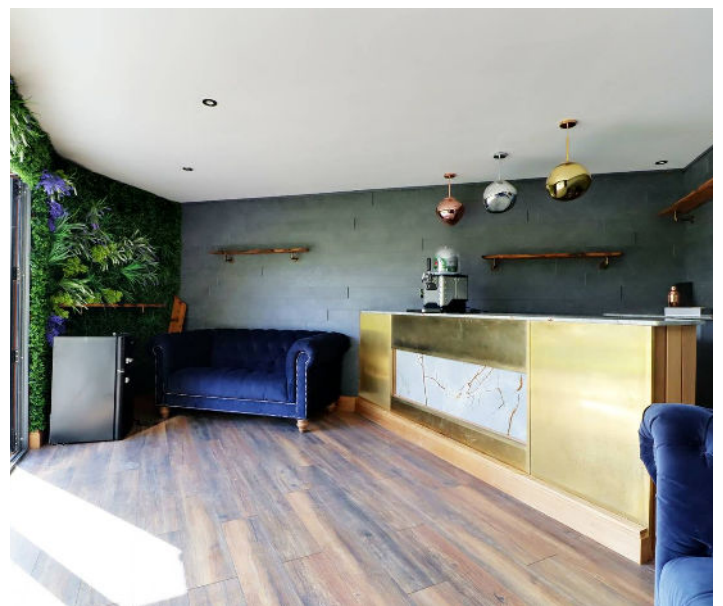
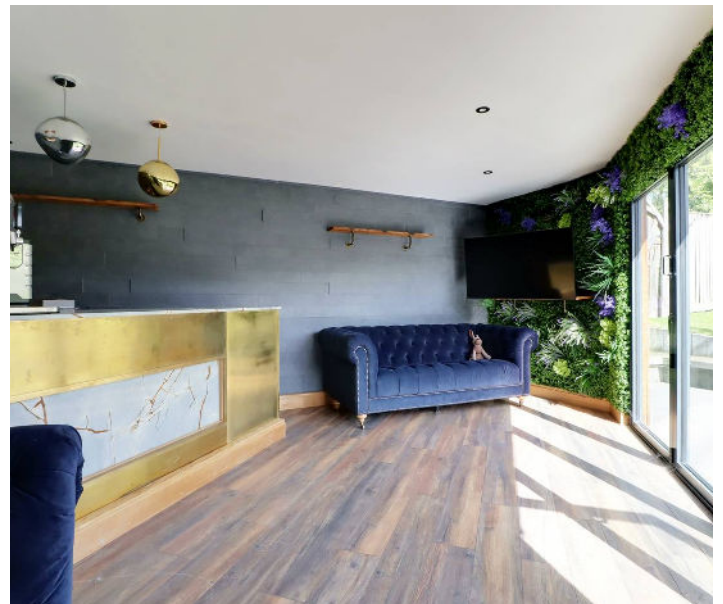
A key feature to note is the stunning landscaped gardens and being situated within arguably one of the areas finest positions. The approach to the property is over a very pleasant bridge with vehicular access onto a wrap around concrete laid driveway allowing direct access to the garage and with central and side lawned gardens with mature trees and planted borders. The front has a sheltered veranda with flagged stone flooring providing a sheltered entrance. The rear garden has been landscaped enjoying an initial flagged seating area with retaining rendered wooden clad finish with down lighting and with steps up to a large lawned garden that comes principally lawned with sunken trampoline, child play area and enjoys a composite decked seating area with a purpose built entertainment bar.

Double Garage

The property benefits from newly fitted uPVC windows and composite entrance doors with a number of windows having internal blinds.

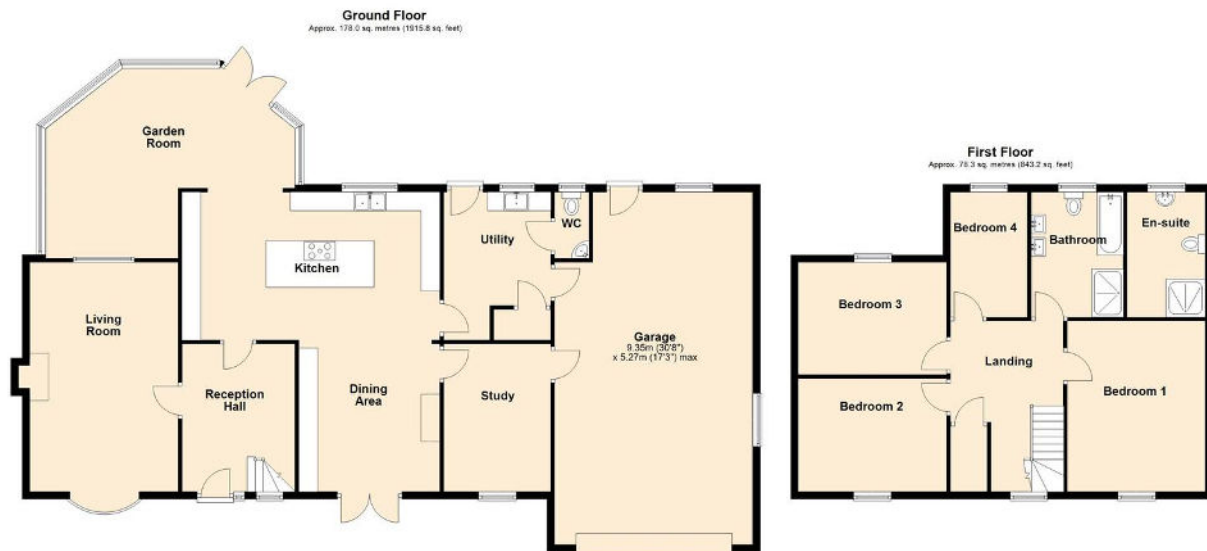
Central Heating

There is a gas fired central heating system via a Worcester condensing boiler located within the garage.









Total area: approx. 256.3 sq. metres (2759.0 sq. feet)

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