



7 Lindholme
Scotter, DN21 3UR
£650,000

Bella
properties

This stunning home has undergone partial refurbishment to an extremely high standard but still offers huge potential for the next owners to create their dream home with approved planning permission for a large first floor extension over the garage!!

New additions include cleverly designed landscaped rear gardens and social areas, large bespoke kitchen with island fitted with marble tops throughout and smart fitted appliances and storage, this is the heart of the home and runs open plan to the newly built wrap around conservatory with internal glass fitted blinds and the social dining area, creating a perfect space for family and entertaining. There is also a study/snug and a spacious separate lounge to the front of the home with a WC & Utility space with access to the large integral double garage.

To the first floor there is four double bedrooms with an upgraded large family bathroom and ensuite to the master bedroom. Huge potential to add further bedrooms with the layout of this home with approved plans for a first floor floor extension over the large double garage.

To the front of the property is a large driveway leading over the river with a double drive to the front of the property with trees and shrubs. To the rear is a new landscaped garden with patio areas, glass banisters with smart lighting, play areas and a newly built outside bar/summer house area with aluminium Bifold doors sitting on an elevated plot.



Hall

Entrance to the property is via the front door and into the hallway. Restored parquet flooring with under floor heating, coving to the ceiling and two uPVC windows to the front of the property. Internal doors lead to the sitting room and kitchen, and carpeted stairs lead to the first floor accommodation.

Sitting Room 19'10" x 12'10" (6.07 x 3.93)

Carpeted with central heating radiator, log burning stove set on brick surround and uPVC bay window facing to the front of the property.

Kitchen 21'9" x 12'10" (6.65 x 3.93)

Tiled flooring with underfloor heating, coving to the ceiling, spotlights and uPVC window facing to the rear of the property. A beautiful, bespoke Italian kitchen with base height and wall mounted units, marble tops, central island and cleaver integral appliances and storage including American style fridge/freezer and wine cooler. Open plan with the dining and garden room.

Dining Room 13'4" x 12'3" (4.08 x 3.75)

Open plan with the kitchen, laminate flooring with spotlights, wall mounted electric fireplace, uPVC French doors facing to the front of the property and internal door leading to the study.

Garden Room 23'3" x 17'1" (7.09 x 5.22)

A great additional reception room with tiled flooring, spotlights and uPVC windows and French doors to the rear garden.

Utility 12'9" x 9'4" (3.91 x 2.85)

Tiled flooring with spotlights, central heating radiator and uPVC window and door to the rear garden. Base height unit with counter, splashbacks and sink. Internal doors lead to the W/C and storage cupboard.

W/C

Tiled flooring with central heating radiator and uPVC window facing to the rear of the property. A two piece suite consisting of toilet and sink.

Study 12'11" x 9'4" (3.94 x 2.86)

Wooden flooring with underfloor heating, coving to the ceiling and uPVC window facing to the front of the property.

Bedroom One 14'9" x 12'4" (4.52 x 3.78)

Carpeted with coving to the ceiling, central heating radiator, built in wardrobes and drawers and uPVC window facing to the front of the property. Internal door leads to the en-suite.

En-Suite

Tiled flooring with tiled walls, central heating radiator and uPVC window facing to the rear of the property. A three piece suite consisting of toilet, sink and corner shower.

Bedroom Two 12'11" x 9'9" (3.95 x 2.99)

Carpeted with central heating radiator, built in wardrobes and drawers and uPVC window facing to the front of the property.

Bedroom Three 12'11" x 9'9" (3.94 x 2.98)

Carpeted with central heating radiator, built in wardrobes and drawers and uPVC window facing to the rear of the property.

Bedroom Four 11'0" x 6'9" (3.37 x 2.06)

Carpeted with central heating radiator and uPVC window facing to the rear of the property.

Bathroom

Vinyl effect flooring with tiled walls, heated towel rail and uPVC window facing to the rear of the property. A four piece suite consisting of his and hers sink, toilet, bathtub and corner shower cubicle.

External

To the front of the property is a large driveway leading over the river with a double drive to the front of the property with trees and shrubs. To the rear is a new landscaped garden with patio areas, ideal for socialising, glass banisters with smart lighting, play areas and a newly built outside bar area with cedar wood, measuring 5.17m x 5.16m with Bifold aluminium doors.

Disclaimer

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Approximate Gross Internal Area = 261.6 sq m / 2816 sq ft
 (Including Garage)
 Garden Room = 21.2 sq m / 228 sq ft
 Total = 282.8 sq m / 3044 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		

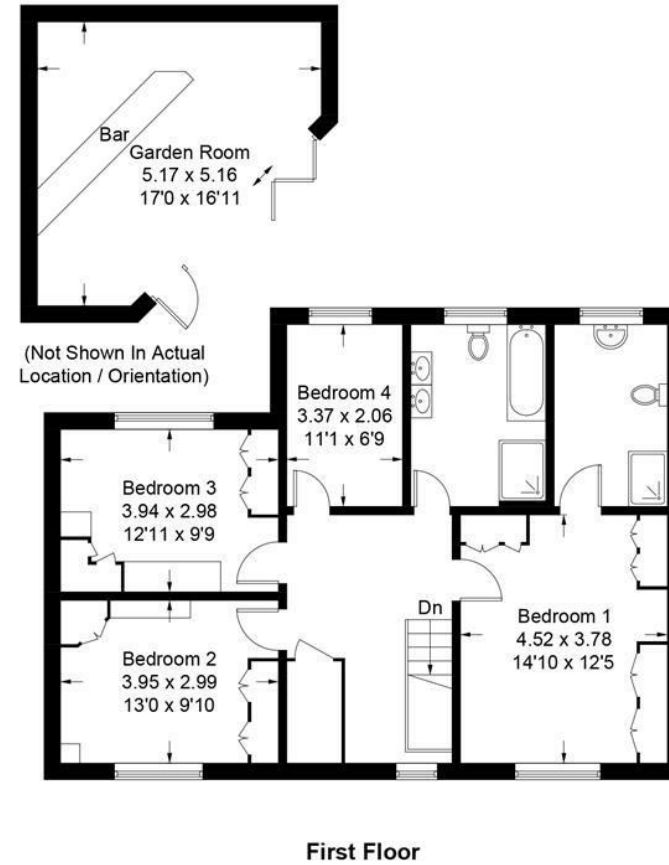
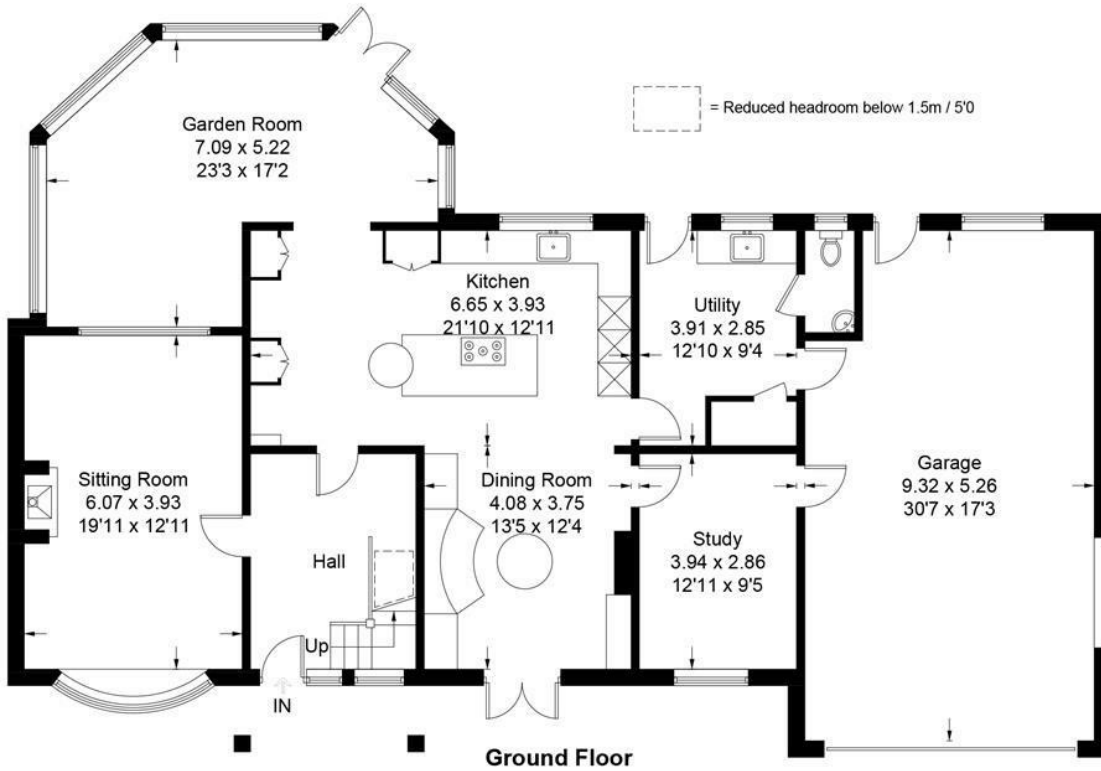


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