



**20a High Street, East Ferry
Lincolnshire DN21 3DZ
£495,000**

Nestled in the quaint village of East Ferry, this modern five bedroom, three-story home offers the perfect blend of luxury and tranquility, capturing miles of picturesque countryside views.

The heart of the home is the expansive open-plan kitchen and dining area (Fitted in 2022) with high quality finishes and built in appliances with the stunning backdrop of the countryside from the rear double doors. A unique and striking feature of this home is the large, vaulted ceiling games room which connects perfectly to the kitchen and dining area as well as the outside entertaining area, creating large, versatile spaces that flow effortlessly. A separate lounge, study room, garden room, utility & WC can also be found on the ground floor.

Four of the five bedrooms can be found on the first floor, two of which have connecting ensuites and a separate large, upgraded modern family bathroom. To the second floor is the (30'10 x 15'8ft) room which spans across the whole floor with ample of storage. This could easily be adjusted to create two separate bedrooms or be used as a large family/cinema room.

Externally, to the front of property there is a garden and off road parking with a detached garage and workshop with an electric car charging point. To the rear is the beautiful, private garden overlooking the open countryside with a patio, BBQ decking area and bar space. The property also benefits from solar panels with a greatly reduced running costs and is connected to mains drains.



Area

East Ferry is a small residential village. The nearest centre with local shops and amenities is the village of Scotter. Scunthorpe is about 12 ½ miles to the north (approximately 25 minutes by road) and Gainsborough is a little closer at 8 miles and about 15 minutes away by car. Lincoln is approximately 40 minutes' drive to the south east (25 miles). There are good local transport links. The M180 can be joined at Junction 4 at Scawby near Scunthorpe. There are railway stations at Gainsborough and Scunthorpe, both of which connect to mainline services at Doncaster. Sheffield, Hull, and Doncaster are all within reach for a day out, as are the Lincolnshire Wolds and the east coast beaches.

Entrance Hall

Tiled flooring throughout with carpeted stairs leading to first floor accommodation, built in storage cupboard and doors leading to lounge, dining room, kitchen, study and downstairs WC.

Lounge 14'11 x 12'2 (4.55m x 3.71m)

Carpeted throughout with electric fireplace, media wall and spotlights. Double white uPVC doors lead to the front of the property.

Kitchen/Diner

Newly fitted kitchen in March 2022 with full integrated appliances including fridge/freezer, two ovens, combi microwave oven, induction hob, boiling water tap, wine fridge, pop up Bluetooth speaker/charger, under cabinet lighting and spotlights. Laminate flooring throughout with infrared heating and double doors leading to the rear garden and door leading to utility room.

Utility 11'7 x 7'1 (3.53m x 2.16m)

Newly fitted in 2022, a useful extra room with door leading to the rear garden. Fitted work surface and plumbing for washing machine and dryer.

Pool/Games Room 18'4 x 17'6 (5.59m x 5.33m)

Great additional reception room with a large vaulted ceiling. Benefitting from new windows and doors, newly insulated floor and carpet, light fittings, wood panelling and new electrics and infrared heating.

Study 11'10 x 8'3 (3.61m x 2.51m)

Double doors lead to the rear garden. Fitted wooden flooring.

WC

Toilet and sink. Tiled flooring throughout with window to the rear of the property.

Landing

Carpeted throughout with window to the front of the property and doors leading to four bedrooms, family bathroom and stairs to the second floor. Includes handy under stairs storage cupboard.

Bedroom One 19'2 x 11'4 (5.84m x 3.45m)

Wooden floors throughout with window to rear aspect with stunning, far reaching views.

En Suite

Toilet, sink and jacuzzi bath with shower attachment. Heated towel rail, tiled floor throughout, part tiled walls and window to rear of the property.

Bedroom Two 14'6 x 10'8 (4.42m x 3.25m)

Wooden floors throughout with window to the front of the property.

Bedroom Three 11'8 x 8'10 (3.56m x 2.69m)

Wooden floors throughout with window to the front of the property.

En Suite

Newly fitted, consisting of toilet, sink and shower cubicle with frosted window to the side of the property.

Bedroom Four 11'10 x 8'2 (3.61m x 2.49m)

Wooden flooring throughout with window to rear aspect with stunning, far reaching views.

Bathroom

Updated in 2022, a modern fitted bathroom with toilet, sink, bath and separate shower cubicle. Tiled flooring with tiled walls.

Family Room/Bedroom Five 30'10 x 15'8 (9.40m x 4.78m)

Four velux windows, two to the front and two to the rear of the property. Carpeted throughout with lots of storage space within eaves and window to the side of the property.

Garage 18'11 x 14'2 (5.77m x 4.32m)

Double doors with velux window and power outlets and lighting.

Workshop 18'11 x 13'11 (5.77m x 4.24m)

Velux window with power outlets and lighting.

External

To the front of the property is a paved pathway leading to the house. Some laid lawn with established trees and shrubs, large shingle driveway with ample room for off road parking and covered seating area. To the rear of the property, is a very private, mostly laid lawn with new decking and BBQ area, with added bar space. New raised beds and stunning views overlooking open fields. The rear also benefits from outside sockets.

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