

Scalford Hall Lodge Melton Road, Scalford, LE14 4UB

Guide price £750,000

Council Tax Band: E

H&H
BESPOKE



Welcome to Scalford Hall Lodge, a stunning property located in the picturesque village of Scalford. This impressive house boasts 4 reception rooms and 5 spacious bedrooms each with its own beautifully designed bathroom, providing ample space for entertaining guests or simply relaxing with your family.

As you step inside this unique house, you'll be greeted by a sense of elegance and luxury. The property has been meticulously restored to a high standard, offering a perfect blend of modern amenities and classic charm.

The sitting room and study both feature a cosy log burner, perfect for those chilly evenings when you want to unwind with a good book or a glass of wine.

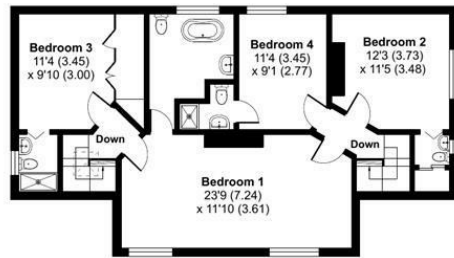
One of the highlights of this property is the separate one-bedroom annexe, providing a private space for guests or extended family members. The Nurlex kitchen is a chef's dream, offering both style and



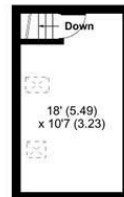
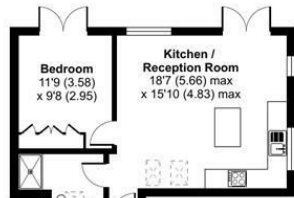
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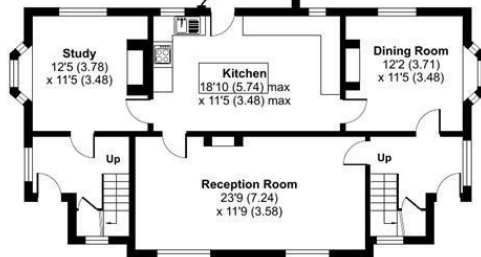
Approximate Area = 2541 sq ft / 236 sq m (includes garage)
Annexe = 549 sq ft / 51 sq m
Total = 3090 sq ft / 287 sq m
For identification only - Not to scale



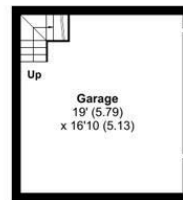
FIRST FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR



GARAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2023. Produced for The Agency UK. REF: 971883

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		33	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	