



- Substantial Detached Family Home
- Non-Estate Village Position
- B Rated For Energy Efficiency
- 5 Double Bedrooms & 3 Bathrooms
- 4 Reception Rooms
- Large Driveway & Double Garage
- Large, West-Facing Garden
- Viewing Highly Recommended

Little Russets, Sudbrooke Road, Scothern, LN2 2UZ,  
Guide Price £650,000 - £665,000





**SUBSTANTIAL, ECO FRIENDLY HOME ON SUPERB PLOT!** Located in a non-estate position, only a short stroll away from Ellison Boulters Academy in Scothern is this substantial detached family home which offers spacious and versatile accommodation which extends to approximately 2,850 sq ft.

The property is 'B' rated for energy efficiency and benefits from solar panels (owned outright and providing a healthy income) and a zoned central heating system which both help towards exceptionally low running costs. Accommodation briefly comprises entrance porch, entrance hallway, ground floor WC, home office/family room, 21'1 sitting room (currently used as a dining room), 19' garden room with large windows overlooking the garden, snug/dining room, dining kitchen and utility.

To the first floor there is a spacious galleried landing, five double bedrooms (to include a large master bedroom with dressing room), two ensuites and a family bathroom.

Outside the property benefits from a generous frontage with large driveway, integral double garage and a large west facing rear garden. Call today to view! Council tax band: G. Freehold.



### Entrance Porch

Having double front entrance doors, radiator and double part glazed doors leading into:

### Entrance Hallway

Having radiator, coved ceiling and stairs rising to first floor.

### Ground Floor WC

Having low level WC, wash hand basin set in vanity unit, ceramic tiled floor, heated towel rail and coved ceiling.

### Home Office/Family Room

13' 0" x 9' 1" (3.96m x 2.77m)

Having oak wooden flooring, radiator, coved ceiling and door leading into garage.

### Sitting Room

21' 1" x 12' 8" (6.42m x 3.86m)

Being currently utilised as a dining room and having coal effect gas fireplace with paved hearth and brick built surround, 3 radiators, wall lights, coved ceiling, French doors into garden room, double doors into snug/dining room.

### Garden Room

19' 0" x 13' 3" (5.79m x 4.04m)

Having large windows overlooking the garden, insulated roof, 2 radiators and French doors leading onto paved patio area.

### Snug/Dining Room

12' 8" x 11' 8" (3.86m x 3.55m)

Having radiator, coved ceiling and window overlooking the rear garden.

### Kitchen Diner

15' 7" max x 14' 8" max (4.75m x 4.47m)

Having a range of matching wall and base units, 2 larder units, display shelving, one and a half bowl single drainer black resin sink unit with mixer taps over and tiled splash backs, built-in eye level oven, 5 burner gas hob with cooker hood over, space for American style fridge freezer, plumbing for dishwasher, wood effect ceramic tiled flooring with underfloor heating, radiator, coved ceiling, double aspect windows and doors leading to rear garden.

### Utility

10' 0" x 6' 6" (3.05m x 1.98m)

Having single drainer stainless steel sink unit with mixer taps over, tiled splash backs and base unit beneath, matching wall and base units, plumbing for washing machine, space for tumble dryer, space for additional freezer, ceramic tiled floor, radiator, coved ceiling and Vaillant central heating boiler.

### Galleried First Floor Landing

Having radiator, coved ceiling, airing cupboard housing hot water cylinder and access to boarded loft with loft light and ladder.

### Master Bedroom

18' 10" to front of wardrobes x 11' 0" (5.74m x 3.35m)

Having large built-in wardrobes with access to useful eaves storage room, large dressing room with additional built-in wardrobe, radiator and coved ceiling.

### En-Suite

Having spacious 3 piece suite comprising tiled shower cubicle with power shower and glass side panel door, wash hand basin set in vanity unit, low level WC, ceramic tiled floor with underfloor heating, heated towel rail, part tiled walls, coved ceiling, electric shaver point and extractor.

### Bedroom 2

12' 4" min x 10' 7" (3.76m x 3.22m)

Having radiator and coved ceiling.

### En-Suite

Having 3 piece suite comprising tiled shower cubicle with power shower and glass shower door, wash hand basin set in vanity unit, low level WC, wood effect ceramic tiled floor with underfloor heating, heated towel rail, part tiled walls, coved ceiling and extractor.

### Bedroom 3

12' 8" x 11' 0" (3.86m x 3.35m)

Having radiator and coved ceiling.

### Bedroom 4

12' 8" x 9' 10" (3.86m x 2.99m)

Having built-in wardrobe, radiator and coved ceiling.

### Bedroom 5

12' 8" x 8' 7" (3.86m x 2.61m)

Having a large built-in wardrobe, radiator and coved ceiling.

### Family Bathroom

Having 3 piece suite comprising oversized 'P' shaped panelled shower bath with shower and shower screen over, pedestal wash hand basin, low level WC, ceramic tiled floor, part tiled walls, heated towel rail and extractor.

### Outside Front

The property offers a generous sized frontage being mainly laid to lawn with outside lighting, tarmac driveway with space for several vehicles leading to double garage and 7 kw electric vehicle charge point. Substantial double wooden gates at side leads to an additional driveway/parking suitable for motorhome or caravan. Double wooden gates at opposite side leading to rear garden.

### Double Garage

18' 10" x 18' 0" (5.74m x 5.48m)

Having twin remote control roller shutter doors, power and light, fitted work surfacing/work bench, window to side, door to side and door leading into home office/family room.

### Outside Rear

To the rear of the property there is a generous sized garden offering an excellent degree of privacy. Being mainly laid to lawn with a wide variety of flowers, plants, shrubs and trees, summer house with power and light, play house, garden shed and greenhouse.





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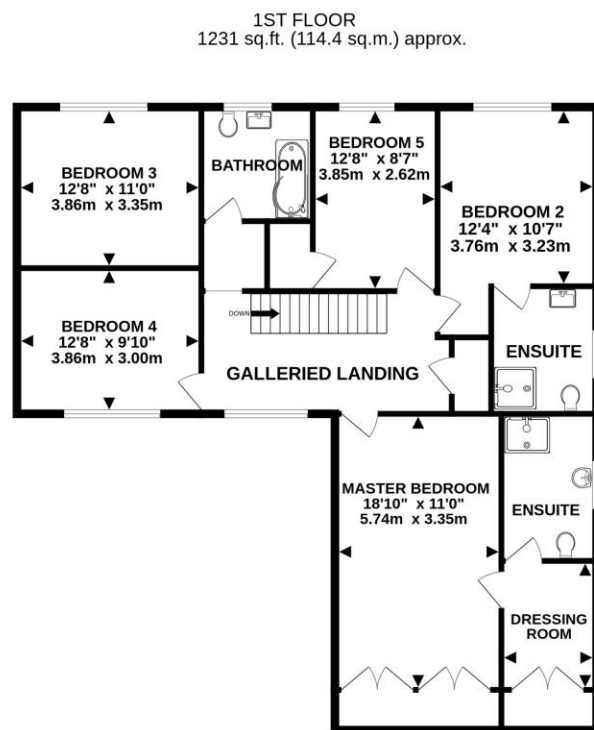
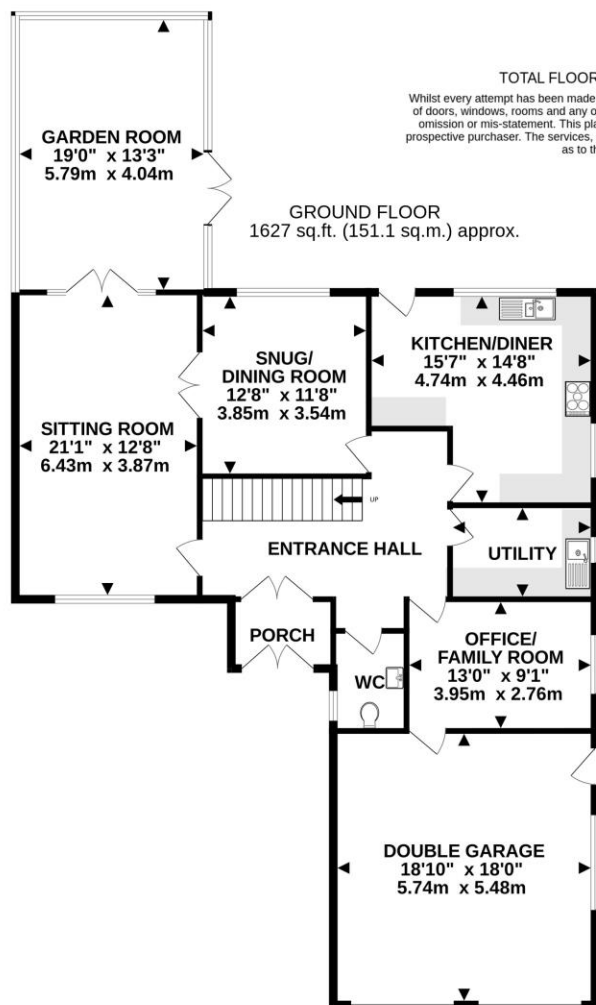


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