



Lindholme, Scotter, Gainsborough DN21 3UR

welcome to

Lindholme, Scotter Gainsborough

This is a rare opportunity to acquire an individually designed, detached four double bedroom home finished to an exacting standard throughout. Positioned on a substantial plot of landscaped gardens plus a double driveway and garage.



Entrance Hall

The spacious entrance lobby is accessed through a composite door with side windows. A bespoke and hand crafted oak and glass staircase leads to the first floor galleried landing.

Cloakroom

Fitted with an charcoal gloss vanity unit with a w.c. and wash hand basin inset. Radiator, crystal ceiling light and an opaque double glazed window.

Lounge

22' 10" x 13' 10" (6.96m x 4.22m)

A substantial dual aspect reception room with double glazed bay window to the front and patio doors to the rear- ideal for family living. The room features a superb media wall with four dimmable recesses which highlight the Vision Futura low energy fire. Four ring crystal lighting and coving to the ceiling, Oak LVT flooring.

Home Office/Playroom

13' 4" x 10' 10" (4.06m x 3.30m)

Double glazed bay window to the front, Oak effect door and flooring and dimmable spotlights to the ceiling.

Open Plan Living Kitchen

28' 5" x 14' 2" (8.66m x 4.32m)

An ideal space for entertaining or family living. The kitchen area is fitted with a comprehensive range of sage green wall and base units with white mirror quartz worktops and a one and a half stainless steel sink and drainer. A comprehensive range of integrated appliances include a Bertazzoni range dual cooker with an extractor above, AEG microwave and an AEG dishwasher with air drying technology plus plumbing for a washing machine. Spotlights lead to the living/dining area with crystal ceiling light, coving to the ceiling, ceramic floor tiling and patio doors leading to the rear decking.

First Floor Landing

The handmade and bespoke oak and glass turning staircase leads to a galleried landing with a five cluster drop light and a double glazed window. Radiator, coving to the ceiling and loft access via a ladder to a bordered loft with lighting.

Master Bedroom

14' x 13' 1" (4.27m x 3.99m)

A flush ceiling light in brushed brass with four confetti glass shades, double glazed window to rear, radiator, and oak effect door.

Bedroom Two

13' 11" x 11' 11" (4.24m x 3.63m)

Double glazed window to the rear, triple door freestanding wardrobe combination, white surround, grey doors, inset spotlights, coving to the ceiling, radiator.

Bedroom Three

14' x 10' 8" (4.27m x 3.25m)

Pendant light and coving to ceiling, double glazed window to front, navy blue triple freestanding wardrobe combination, radiator, oak effect door.

Bedroom Four

14' x 8' 9" (4.27m x 2.67m)

Double glazed window to the front, radiator and an oak effect door.

Shower Room

7' 9" x 5' 9" (2.36m x 1.75m)

Fitted with a quadrant shower cubicle with a thermostatic dual-headed shower kit, graphite grey gloss two drawer vanity wash hand basin with mono waterfall tap and a rimless close coupled wc with wrap-over seat, LED mirror with Bluetooth speaker, fully tiled walls with white tiles and feature tiles on floor and shower cubicle, double glazed opaque window, black heated towel rail, spotlights to ceiling with an integrated silent extractor fan.

Family Bathroom

7' 8" x 7' 8" (2.34m x 2.34m)

Fitted with a Burlington London soak tub and a Burlington freestanding chrome bath shower mixer, Bayswater navy blue two door vanity unit with a Bayswater Fitzroy low level cistern traditional wc, Fully tiled walls with matching floor and feature wall, chrome heated towel rail, silent extractor with dimmable spotlights to the ceiling, double glazed opaque window to rear aspect,

Exterior

A meticulously maintained front lawn and borders with abundance of shrubs and trees offers picturesque views over exclusive cul-de-sac. A tarmac driveway leads to a double garage with a remote control electric roller door and lighting, along with its power supply. A paved path leads to the large open porch with lights and an impressive rebated light oak composite front door with feature glass and black hardware. To the rear is a fully enclosed for privacy and a true oasis, it boasts an expansive 13m decking area with a 4m x 4m glass lanterned pavilion off the lounge that beckons al fresco and entertaining throughout the year, hot & cold water taps with an outdoor sink and a patio with pergola; perfect for BBQ and additional dining/entertaining space, outdoor socket and floodlight. Steps lead down to the rear garden, which is mainly laid to lawn, surrounded by lush borders with shrubs and flower beds, provide a captivating view the elevated St. Peter's 11th century church. There is also a large wildlife pond with water feature and fruit trees complete this idyllic outdoor space, offering both tranquillity and elegance.



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welcome to

Lindholme, Scotter Gainsborough

- Offered with NO UPWARD CHAIN
- A unique and individually designed residence finished to an exacting standard throughout
- Positioned on an exclusive and private cul-de-sac
- Beautiful landscaped gardens including a fabulous covered decked area
- Highly sought after location in the delightful village of Scotter

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£489,950



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SCT111059 - 0013

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