



7 LAKESIDE VIEW

SCUNTHORPE, DN17 4FE

£570,000
FREEHOLD

JBS Estates presents Lakeside View.... Occupying a private corner plot within an exclusive development of just five executive homes, this exceptional six-bedroom detached family home extends to approximately 2,400 sq ft of beautifully presented accommodation arranged over three floors. Finished to an excellent standard throughout, the property has been thoughtfully designed for modern family living, with spacious interiors, stylish finishes and a host of quality upgrades.

The heart of the home is the impressive open plan living kitchen, complete with quartz worktops, quality fitted units and bi-fold doors opening onto the stunning rear garden. Zoned underfloor heating runs throughout the entire ground floor, providing individual room temperature control for maximum comfort.

Outside, a substantial block-paved driveway, enhanced by illuminated bollard lighting, provides ample off-road parking and leads to the integral double garage, fitted with an electric roller door. To

**Kendra
Jacob**

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• STUNNING EXECUTIVE DETACHED FAMILY HOME • APPROXIMATELY 2,400 SQ FT OF BEAUTIFULLY PRESENTED ACCOMMODATION • SIX DOUBLE BEDROOMS & THREE FLOORS OF VERSATILE LIVING • IMPRESSIVE OPEN PLAN LIVING DINING KITCHEN WITH BI-FOLD DOORS • FOUR LUXURY BATHROOMS INCLUDING THREE EN-SUITES WITH BLUETOOTH ILLUMINATED MIRRORS* • BEAUTIFULLY LANDSCAPED GARDEN FEATURED ON BBC'S GARDEN RESCUE • ZONED UNDERFLOOR HEATING TO THE ENTIRE GROUND FLOOR • INTEGRAL DOUBLE GARAGE WITH ELECTRIC ROLLER DOOR, SOLAR PANELS & EV CHARGER • PRIVATE DEVELOPMENT WITH EXCELLENT COMMUTER LINKS TO THE M180 & CROWLE RAILWAY STATION • CALL DANIELLE SHEPHERD - JBS ESTATES 01302 204 800 TO VIEW!



Entrance Hall

A welcoming reception hall featuring Karndean flooring, zoned underfloor heating, inset spotlights and an oak staircase with glazed balustrade leading to the first-floor accommodation.

Open Plan Living Dining Kitchen

The true heart of the home, this superb open plan space has been designed with modern family living in mind. A stylish shaker-style kitchen with quartz worktops, integrated appliances and generous dining and seating areas is complemented by zoned underfloor heating and bi-fold doors opening directly onto the landscaped rear garden.

Utility Room

Fitted with matching cabinetry and complementary work surfaces, providing additional storage and laundry facilities. Finished with Karndean flooring and zoned underfloor heating, with access to the rear boot room.

Boot Room

A practical everyday entrance providing access to both the rear garden and the integral double garage, ideal for busy family life.

WC

A stylish ground floor cloakroom fitted with a contemporary vanity wash basin and WC.

First Floor Landing

A spacious landing with an oak staircase and glazed balustrade continuing to the second floor, providing access to four double bedrooms and the family bathroom.

Master Bedroom

A generous principal suite featuring a dedicated dressing area with fitted hanging space and a beautifully appointed en-suite shower room finished with contemporary fittings

En-Suite

Stylishly appointed with a contemporary suite comprising a walk-in shower, vanity wash basin, WC and heated towel rail. The illuminated mirror features an integrated Bluetooth speaker, allowing you to enjoy your favourite music or podcasts while getting ready for the day.

Bedroom Two

A spacious front-facing double bedroom benefiting from its own modern en-suite shower room.

En-Suite

Beautifully finished with a modern suite including a walk-in shower, vanity wash basin, WC and heated towel rail. An illuminated mirror with a built-in Bluetooth speaker adds a luxurious and practical finishing touch.

Bedroom Three

A well-proportioned double bedroom overlooking the rear garden, complete with fitted wardrobes.

Bedroom Four

Another generous double bedroom enjoying views over the rear garden and fitted wardrobe storage.

Family Bathroom

Elegantly appointed with a contemporary suite incorporating a spa bath, vanity wash basin and WC. Completing the space is an illuminated mirror with an

integrated Bluetooth speaker, creating the perfect atmosphere whether you're enjoying a relaxing bath or getting ready in the morning.

Second Floor Landing

Providing access to two further double bedrooms, making this floor ideal for older children, guests or multi-generational living.

Bedroom Five

A generous double bedroom benefiting from its own stylish en-suite shower room.

En-Suite

Comprising a walk-in shower, vanity wash basin and WC with contemporary finishes throughout.

Bedroom Six

A further spacious double bedroom offering excellent flexibility as a guest bedroom, home office or hobby room.

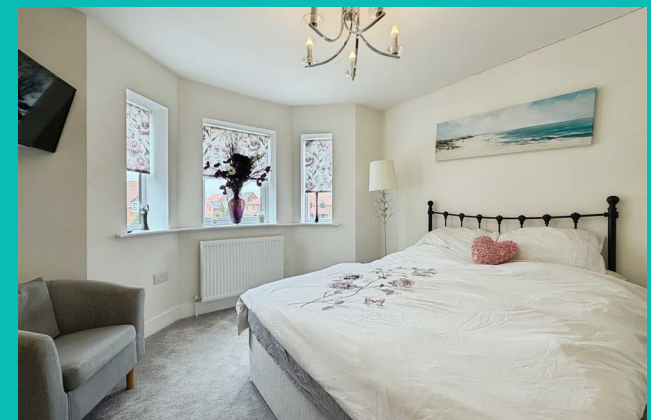
Exterior

Occupying a private corner plot the property enjoys a substantial block-paved driveway with illuminated bollard lighting, providing ample off-road parking and access to the integral double garage, fitted with an electric roller door, power, lighting and housing the gas central heating boiler and solar panel controls.

The beautifully landscaped rear garden is undoubtedly one of the home's standout features, having been showcased on BBC's Garden Rescue. Thoughtfully designed to create a stunning yet practical outdoor space, it features shaped

lawns, contemporary planting, generous entertaining patios, a pergola seating area and a dedicated children's play space. The garden is enclosed by upgraded acoustic boundary fencing, helping to enhance privacy and create a peaceful setting for outdoor enjoyment.

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ADDITIONAL INFORMATION

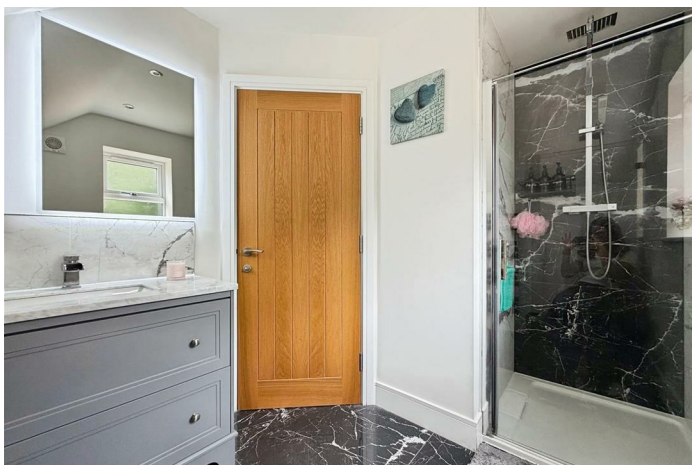
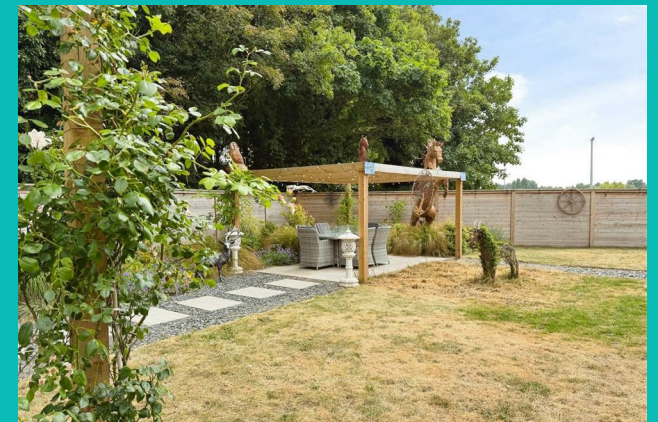
Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



Ground Floor

Approx. 61.9 sq. metres (666.3 sq. feet)



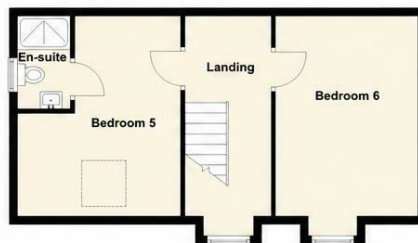
First Floor

Approx. 80.7 sq. metres (869.4 sq. feet)



Second Floor

Approx. 38.0 sq. metres (409.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra
Jacob

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