

Lynwood Ermine Street, Scawby

£425,000

NEWTON FALLOWELL

Lynwood Ermine Street

Scawby, Brigg

Spacious, versatile three/four bedroom detached bungalow with open plan living, 7.8m games room, six car parking, tandem garage, and stunning gardens with pergola, fruit trees, vegetable plot, and greenhouse. No chain.

- No Onward Chain.
- Generous open plan lounge and dining area
- Striking vaulted Kitchen with pantry
- Games room-potential for gym/studio/annex
- 180m2 bungalow on a 0.46 acre landscaped garden plot
- 6 car reception parking and tandem garage
- Solar panels
- Council tax Band E
- EPC Rating D













Reception Hall
A recessed doorway leads to the hall with oak style flooring.

Dining Room
12' 7" x 11' 5" (3.83m x 3.47m)
A well lit bay fronted space ideal for family entertaining and relaxed socialising. Opens through to the Lounge.

Lounge
22' 9" x 11' 11" (6.93m x 3.62m)
Literally the social centre of the home with feature beam work, oak style flooring and links to the conservatory, kitchen and inner hallway. There is also a small Study area with panelled walls, shelving and work station.

Breakfast Kitchen
16' 11" x 12' 11" (5.15m x 3.93m)
Extensively appointed with a range of high and low oak fronted units, and lit by 6 skylights set into the high vaulted ceiling, this bright space is ideal for both family socialising and the keen amateur chef. In addition to the inset hob, built in oven and grill there is space for an American style refrigerator and 2 shelved pantry areas.

Utility Vestibule
Connecting Kitchen to Games room with plumbing for a washing machine and wall mounted gas fired boiler.

Cloak Room
Close coupled wc and wall mounted wash hand basin.

Games room
25' 7" x 16' 11" (7.80m x 5.15m)
A large, dual aspect multi use room ideal for family games and connecting to the rear terrace via sliding patio doors.



Garden Room
14' 1" x 13' 8" (4.30m x 4.16m)
Connecting home to garden and terrace, and with a solid roof and heating, this is an ideal, year round space for quiet reflection.

Inner Hall
L shaped and allowing access to the bedrooms and bathroom.

Bedroom 1
15' 11" x 9' 11" (4.84m x 3.03m)
A generous forward facing double room.

Bedroom 2
11' 6" x 11' 5" (3.50m x 3.49m)
A further forward facing double room with bow window and fitted wardrobes to one wall with central dressing table.

Bedrom 3/Dressing Room
12' 1" x 11' 5" (3.68m x 3.48m)
Leading from Bedroom 1 and extensively fitted with wardrobes and drawer units. The room could also become a second bathroom or en suite with its own access to the Hall.

Bedroom 4
9' 0" x 7' 6" (2.75m x 2.29m)
A rear facing room currently used as a bespoke study.

Bathroom
8' 11" x 7' 11" (2.71m x 2.42m)
A distinctive, fully tiled room with sunken, double ended bath with side filler, level shower area with floor drain, glazed screen rainwater head and hand held attachment, vanity basin and wc with concealed cistern.

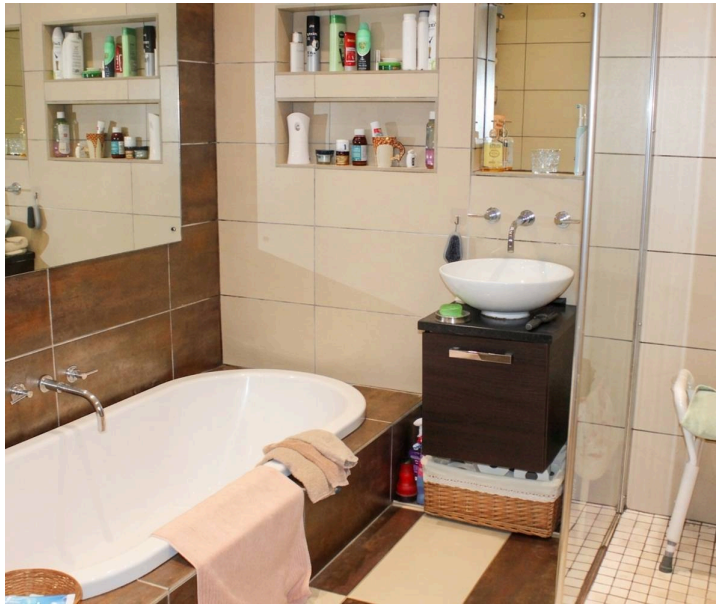
Key Facts For Buyers
https://reports.spectre.uk.com/s/x4geW

GARDEN

A five bar opens to a block paved drive way which leads past a deep lawn with mature shrub borders to a the front reception area and down to the side of the property where there is a detached tandem garage. The rear gardens are a particular delight and the combination of extensive lawns, mature planting, including fruit trees, a wisteria covered pergola walk and rose garden, ensures year round interest with multiple viewpoints and seating areas including a broad terrace ideal for those warm evenings of relaxed socialising. There is also a further vegetable garden with soft fruit area, green house and potting shed.





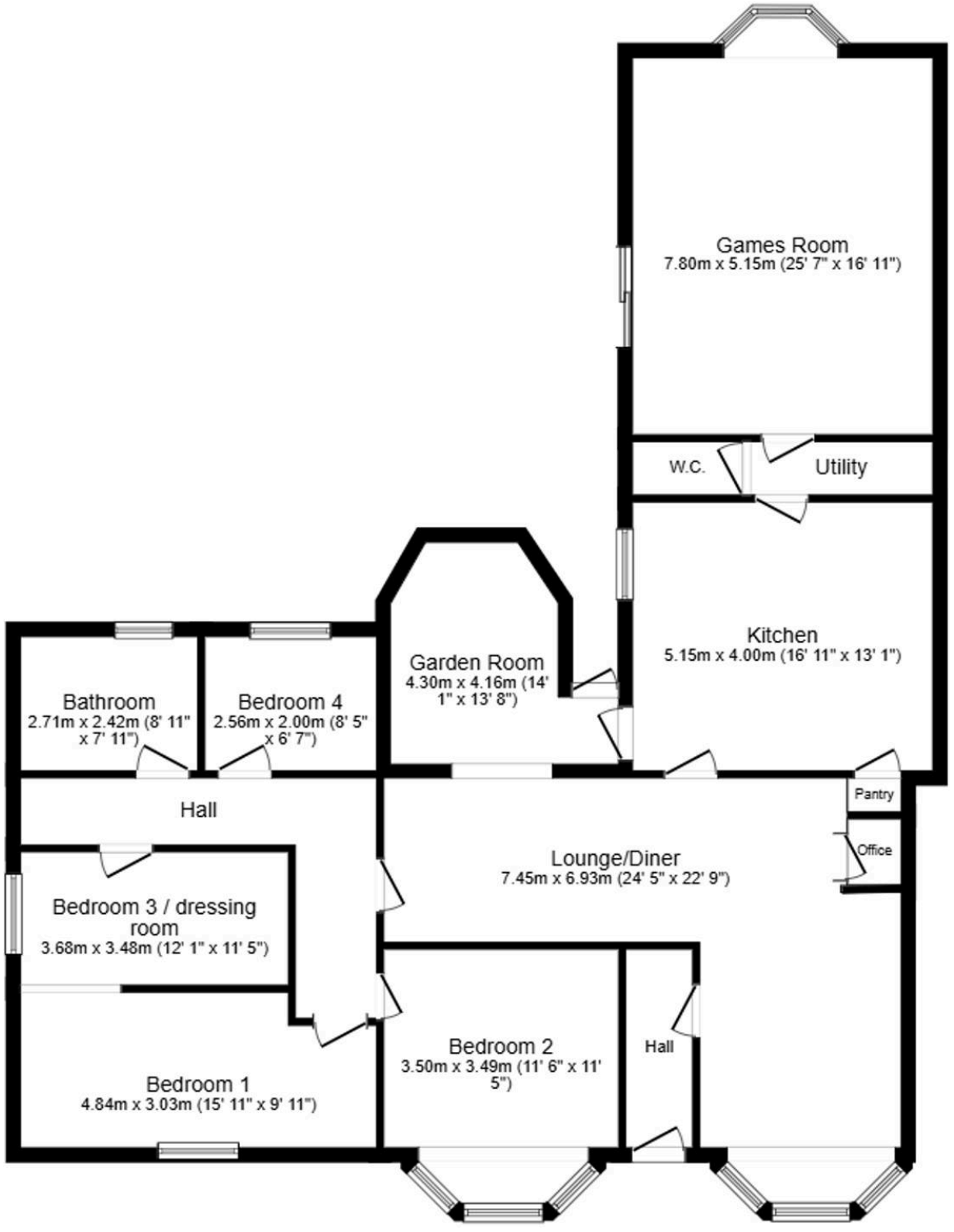


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Games Room
7.80m x 5.15m (25' 7" x 16' 11")
W.C.
Utility
Kitchen
5.15m x 4.00m (16' 11" x 13' 1")
Garden Room
4.30m x 4.16m (14' 1" x 13' 8")
Bathroom
2.71m x 2.42m (8' 11" x 7' 11")
Bedroom 4
2.56m x 2.00m (8' 5" x 6' 7")
Hall
Pantry
Office
Lounge/Diner
7.45m x 6.93m (24' 5" x 22' 9")
Bedroom 3 / dressing room
3.68m x 3.48m (12' 1" x 11' 5")
Bedroom 2
3.50m x 3.49m (11' 6" x 11' 5")
Hall
Bedroom 1
4.84m x 3.03m (15' 11" x 9' 11")



Newton Fallowell Brigg

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