



## Plot 13, The Lotus Heather Pastures, Scarborough, North Yorkshire, YO11 3YH

Guide Price £385,000

- Open plan Kitchen, Living and Dining Room
- 10 year NHBC warranty
- Two double bedrooms and one single bedroom
- French doors leading onto the garden from the living room
- Fully fitted kitchen with integrated appliances and separate Utility Room
- Private driveway and garage
- Family Bathroom
- Ensuite Shower room

# The Lotus Heather Pastures, Scarborough YO11 3YH

The Lotus is a beautifully designed three bedroom detached bungalow offering spacious, contemporary accommodation, thoughtfully created to support comfortable living now and in the future. Built by Lovell, the property has been designed with flexibility in mind, ensuring it can be easily adapted should needs change over time, providing long term practicality alongside modern style and energy efficiency.



Council Tax Band: New Build



The accommodation is centred around a bright and impressive open plan living space, combining the lounge, dining area and kitchen to create a sociable and versatile environment ideal for both everyday living and entertaining. The living area benefits from French doors which open directly onto the rear garden, allowing plenty of natural light to flood the room while providing a pleasant connection between indoor and outdoor living.

The kitchen is fitted with a contemporary range of units complemented by integrated appliances and generous worktop space, offering ample room for dining and seating areas. From the kitchen there is access to a useful utility room, which provides additional practical space and also offers direct access to the integral garage.

The bungalow offers well balanced bedroom accommodation including two well proportioned double bedrooms and a third smaller bedroom which could equally serve as a guest room, home office or hobby room depending on individual requirements. The principal bedroom benefits from its own en-suite bathroom, while a separate family bathroom is conveniently positioned to serve the remaining bedrooms and guests.

Externally the property enjoys a neatly presented plot with lawned garden areas and a driveway leading to the integral garage. The rear garden can be accessed from the main living area, creating an ideal space for relaxing or entertaining during the warmer months.

Overall the Lotus provides a thoughtfully designed bungalow combining modern open plan living, quality finishes and a practical layout, creating an attractive and adaptable home suited to a range of lifestyles.

The accommodation extends to approximately 116.42 sq m (1253 sq ft). The kitchen and open plan living space measures approximately 16'11" x 23'5" (5.16m x 7.15m), bedroom one 15'9" x 13'3" (4.83m x 4.06m), bedroom two 11'6" x 12'4" (3.51m x 3.76m) and bedroom three 11'3" x 8'2" (3.45m x 2.51m). The family bathroom measures approximately 5'10" x 7'11" (1.78m x 2.41m) and the second bathroom 7'1" x 5'6" (2.17m x 1.69m). The utility room measures approximately 11'3" x 5'10" (3.43m x

1.79m  
Only



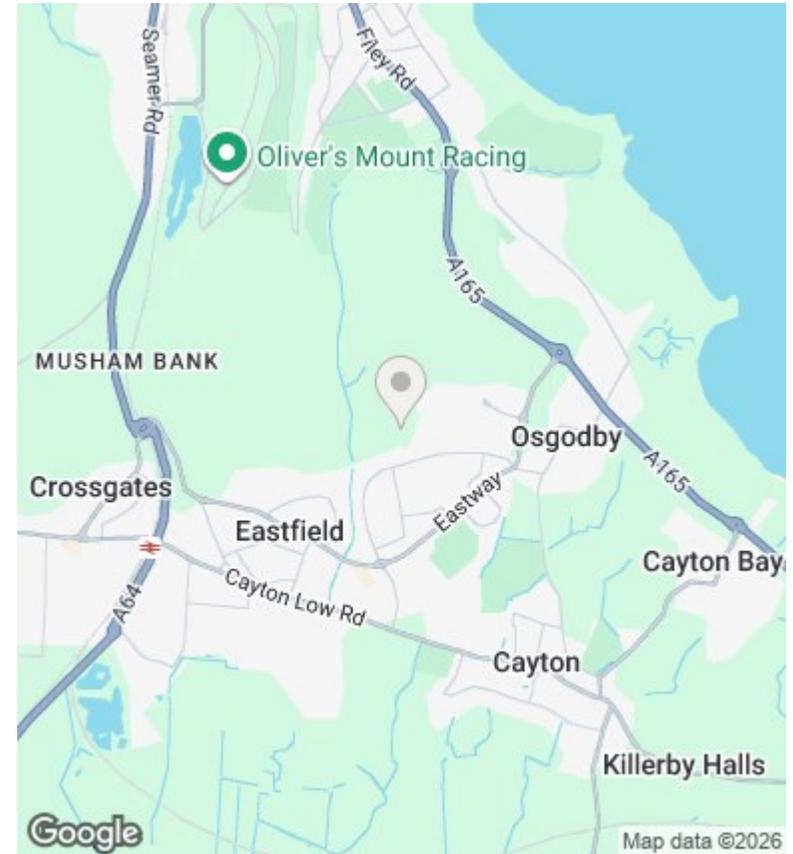


Approximate total area\*  
1253.13 ft<sup>2</sup>  
116.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Directions

## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

New Build

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	