ON HOLD









Green Lane, Scawthorpe

£650,000

MARTIN&CO







Green Lane, Scawthorpe

4 Bedrooms, 2 Bathroom

£650,000

- **Situated on just under one acre**
- **Master suite with private en-suite**
- **Two additional double bedrooms**
- **Large contemporary family bathroom**
- **3 Reception Rooms**

Set within a substantial plot of just under one acre, this deceptively spacious and beautifully presented home offers generous and versatile accommodation, complemented by a range of outbuildings and extensive gardens.

Formerly arranged as a four-bedroom property, the house has been thoughtfully reconfigured to create an impressive master suite with a private en-suite shower room, alongside two further well-proportioned double bedrooms and a large, contemporary family bathroom. The accommodation is both practical and flexible, well suited to modern family living.

The ground floor provides an excellent balance of reception and service space, comprising a large lounge, a snug dining room, a well-appointed kitchen, separate laundry room and a convenient ground floor WC.

Externally, the property continues to impress. A large double garage and an expansive driveway provide ample parking, while lawned gardens to the front enhance the sense of arrival. To the rear lies a substantial, multifunctional garden, offering excellent potential for recreation, entertaining or further landscaping, all enjoying a high degree of privacy.

Overall, this is a rare opportunity to acquire a deceptively substantial home set within generous grounds, combining modernised interiors with exceptional outdoor space.

LOUNGE 13' 3" x 20' 7" (4.05m x 6.29m) A formal dual-aspect lounge featuring a fireplace as its focal point and patio doors opening directly onto the rear garden. The room is light and bright throughout, offering generous proportions and ample space for entertaining large numbers of guests in comfort.

DINING ROOM 10' 7" x 9' 10" (3.25m x 3.02m) A formal dining room enjoying pleasant views over the rear garden, with doors opening directly onto the garden, and an archway opening into the kitchen, creating a natural flow between the entertaining and living spaces.

KITCHEN 10' 2" x 13' 8" (3.10m x 4.18m) The kitchen opens from the dining room and is fitted with a range of oak wall and base units, complemented by granite worktops. There is plumbing for a dishwasher and ample space to accommodate a large fridge freezer, with further access to a separate laundry room and a convenient ground floor WC.

LAUNDRY 7' 0" x 6' 9" (2.14m x 2.07m) A practical laundry room providing space for a washing machine and tumble dryer, along with additional storage, offering a useful and well-organised utility area

WC 3' 6" x 2' 11" (1.08m x 0.91m) A very useful ground floor WC

SNUG 10' 5" x 15' 11" (3.20m x 4.86m) A second living room/snug, dual aspect in design, featuring a character fireplace that provides an attractive focal point and a comfortable additional reception space.

ENTRANCE HALL 18' 6" x 10' 6" (5.64m x 3.21m) A large and beautifully presented entrance hall featuring an oak staircase, with ample space to accommodate









additional seating, creating an impressive and welcoming first impression.

MASTER BEDROOM 11' 8" x 20' 8" (3.57m x 6.31m) Formerly arranged as two bedrooms, this space has been opened up to create a large dual-aspect principal bedroom, benefiting from fitted wardrobes, a dressing table area and a well-appointed en-suite shower room.

ENSUITE 6' 0" x 9' 10" (1.83m x 3.01m) A spacious en-suite shower room, thoughtfully designed with a walk-in shower, hand basin, WC, and bidet, providing a comfortable and practical private bathroom for the principal bedroom.

BATHROOM 7' 0" x 10' 0" (2.15m x 3.05m) A generously sized family bathroom, fitted with a corner bath, walk-in shower, WC, and hand basin, combining both style and functionality for everyday family use.

BEDROOM 10' 8" x 13' 1" (3.26m x 4.00m) A rear-facing double bedroom, enjoying views over the garden

BEDROOM 10' 6" x 10' 4" (3.22m x 3.16m) A front-facing double bedroom, offering a bright and airy space with pleasant views over the front garden.

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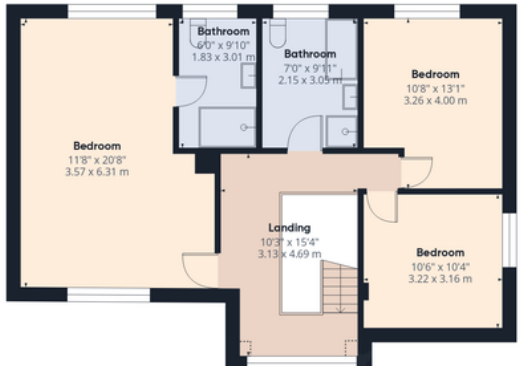


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Ground Floor



Approximate total area(1)

1770 ft²

164.3 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

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