



# Orchard Lodge, Westgate

SCOTTON, NORTH LINCOLNSHIRE, DN21 3QX





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Located in the beautiful village location of Scotton 'Orchard Lodge' is a spacious, versatile dormer bungalow, ready for a family to move straight into. It offers five spacious bedrooms, a modern open plan kitchen diner, generous reception rooms and a vast private rear garden with a BBQ lodge. Viewing comes with the agents highest of recommendations. View via our Finest department in Brigg. EPC to be confirmed. Please call Becci Grant on 01652 651777 for further information.

The accommodation comprises the following;

## ENTRANCE HALL

Enjoys a secure entrance door with obscured glass inserts and adjoining double glazed side panelling allowing plenty of natural light to flow through. The hall also benefits from attractive wood panel finish to the walls, tiled flooring and internal doors allowing access into an inner hallway, spacious storage room and double garage.

## INNER HALLWAY

Measures approx. 3.79m x 2.42m (12' 5" x 7' 11"). Enjoys attractive solid wood flooring and internal doors allowing access into the open plan kitchen/entertainment area, spacious lounge/orangery and study.

## STUDY

Measures approx. 2.50m x 2.55m (8' 2" x 8' 4"). Enjoys a front aspect view uPVC double glazed window, multiple electric socket points and a useful built in storage cupboard.



### SPACIOUS LOUNGE

Measures approx. 7.23m x 5.07m (23' 9" x 16' 7"). Enjoys uPVC double glazed French doors giving access to the rear gardens Indian stone entertaining area, attractive luxury wood laminate flooring, centrally positioned inglenook style fireplace with solid wood ornate, brick surround and log burning fireplace with inset lighting and feature mirror, wall to ceiling decorative coving, built in shelving and storage units and opens up straight through to;

### ORANGERY

Measures approx. 4.05m x 3.51m (13' 3" x 11' 6"). Enjoys uPVC double glazed windows throughout, French doors allowing access to the rear garden with beautiful views over private rear garden, attractive tiled flooring, multiple electric socket points, TV ariel point and sky lantern and ceiling mounted spotlights.

### OPEN PLAN KITCHEN/ENTERTAINMENT AREA

Measures approx. 6.63m x 5.91m (20' 10" x 19' 5"). Enjoy uPVC windows with a uPVC double glazed personnel door allowing access to the entertaining area in the rear garden, luxury wood flooring, stunning quartz countertops with a one and a half sink unit and drainer with brushed stainless steel mixer tap, a five ring range cooker with glass splash back and black extractor hood, integral appliances, a beautiful breakfasting island with quartz countertops, internal door allowing access to a useful storage cupboard which follows through into a down stairs W.C. Flowing off the kitchen is a spacious entertaining area enjoying a front bay uPVC double glazed window, doglegged stairs in solid wood with glass balustrading leading to the first floor and double doors leading to a hall providing access into three bedrooms and main family bathroom.





#### DOWNSTAIRS TOILET

Measures approx. 1.35m x 1.16m (4' 5" x 3' 9"). Enjoys a wash hand basin and vanity unit beneath, low flush WC, attractive part tiled walls and tiled flooring.

#### INNER HALLWAY

With access into the master bedroom and two further bedrooms.

#### MASTER BEDROOM 1

Measures 4.26m x 3.65m maximum (14' x 12'). Enjoys a rear bay uPVC double glazed window with fitted blinds and uPVC French doors giving access to the rear gardens Indian stone patio entertainment area, part wood panelled finish to the feature wall, wall to ceiling decorative coving, multiple electric socket points, carpeted flooring and access to;

#### EN-SUITE

Measures 1.88m x 2.34m maximum (6' 2" x 7' 8"). Enjoys a side uPVC double glazed obscured window, attractive tiled flooring and part tiled walls, wash hand basin with vanity unit beneath, walk in shower enclosure and low flush WC, built-in walk-in wardrobe and ventilation point.



### DOUBLE BEDROOM 2

Measures approx. 3.82m x 2.73m (12' 6" x 8' 11"). Enjoys front uPVC double glazed window, carpeted flooring, wall to ceiling decorative coving, multiple electric socket points and built in TV aerial point.

### DOUBLE BEDROOM 3

Measures approx. 3.82m x 2.73m (12' 6" x 8' 11"). Enjoys a front uPVC double glazed window, carpeted flooring, wall to ceiling decorative coving, multiple electric socket points and built in TV aerial point.

### FAMILY BATHROOM

Measures approx. 2.61m x 2.94m (8' 7" x 9' 8"). Enjoys a side uPVC obscured double glazed window, ventilation point, beautiful tiled flooring, part tiled walls, a three piece suite in white comprising a free standing bath, wash hand basin, low flush WC with additional built in storage cupboards.

### FIRST FLOOR LANDING

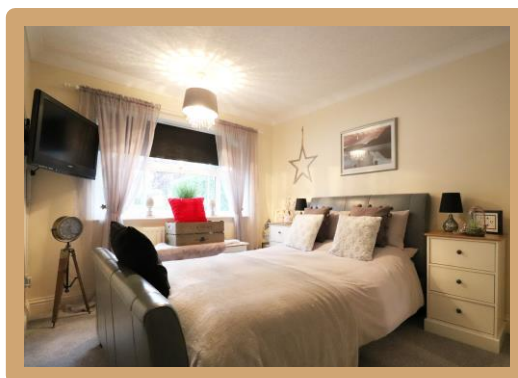
With rear uPVC double glazed window and internal doors allowing access to two further double bedrooms.

### DOUBLE BEDROOM 4

Measures approx. 3.55m x 4.18m (11' 8" x 13' 8"). Enjoys a rear uPVC double glazed window, carpeted flooring and multiple electric socket points.

### BEDROOM 5

Measures approx. 3.55m x 2.31m (11' 8" x 7' 7"). Enjoys a rear uPVC double glazed window, carpeted flooring, multiple electric socket points, TV aerial point and access into the eaves storage.



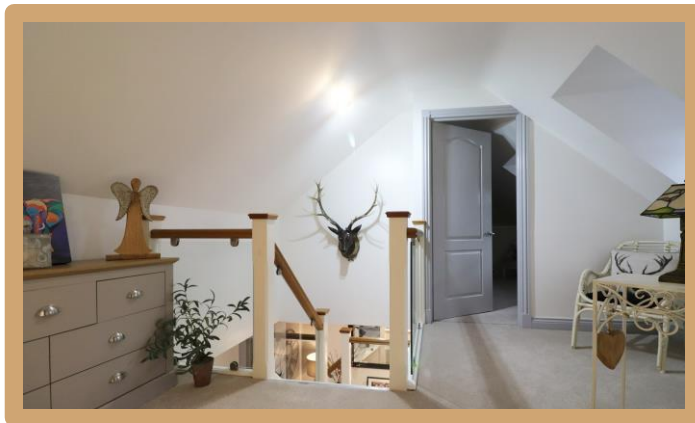
## OUTBUILDINGS

The property has the benefit of a double garage measuring approx. 5.43m x 5.42m (17' 10" x 17' 9") with electric doors, multiple electric socket points and internal power and lighting.

To the front of the property there is a large brick built external office attached to the double garage measuring approx. 2.28m x 4.37m (7' 6" x 14' 4") enjoying secure door with obscured glass inserts and adjoining double glazed obscured glass side panelling leading in, numerous worktops, electric points TV points and access to a superfast business use internet connection. The rear of the garden enjoys a solid wood barbeque hut featuring a central barbeque/log burner, with cushioned seating surrounding, wood laminate flooring and electric connected to the mains.

## GROUNDS

The home sits on a beautiful private plot with a pebbled section leading onto a secure wood gate leading onto a formal paved frontage providing off road parking for numerous vehicles whilst giving access to the double garage, a variety of mature planted bushes, shrubs and large hedged boundaries. The drive also has the added benefit of built in lighting connected to the mains power. To the side of the home there is a large secure wooden gate providing access to the rear garden. The rear garden enjoys a beautiful Indian stone pavement entertaining area surrounding the property with the rest of the garden being mainly lawned with a path allowing access to the rear and to a barbeque hut, a variety of mature trees, plants and shrubs boarding, a sunken seating area finished with Indian stone and a useful wood storage shed also connected to the mains power.

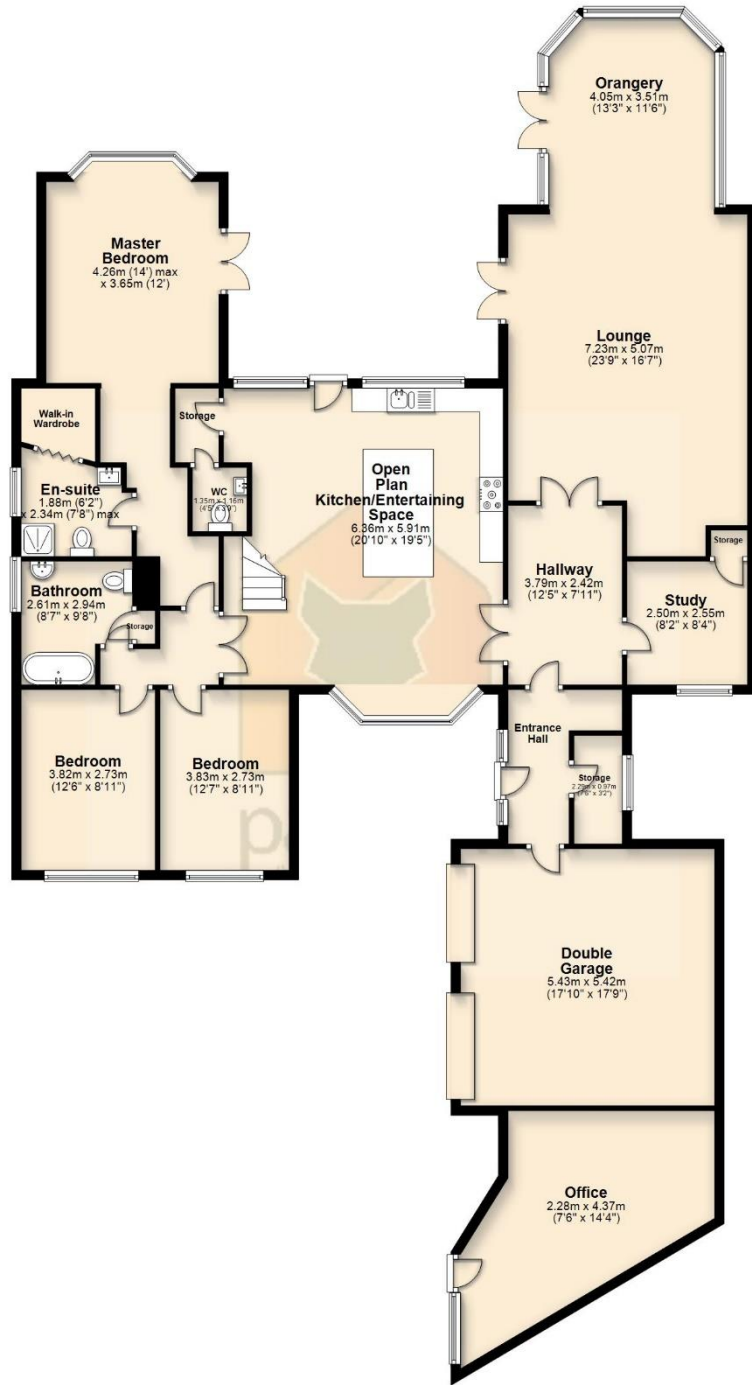




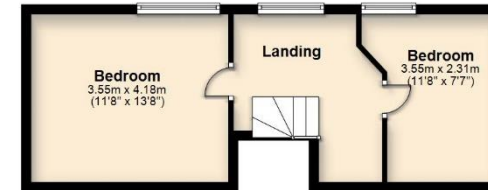


# FLOORPLAN

## Ground Floor



## First Floor





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**VIEWING STRICTLY  
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