

PINE LODGE, 45 PASTURE LANE SEAMER



A substantial modern property, providing well-proportioned and versatile accommodation set in lovely, landscaped grounds of almost 0.25 acres. Double garage and ample off-street parking.

Beautifully presented accommodation which has achieved a 'B' EPC score.
 Entrance hall – large living dining kitchen – utility room and cloakroom – bathroom –
 Master bedroom with en-suite and ground floor bathroom.
 Three first floor bedrooms – one with a large dressing room and further shower room
 Large twin garages and plenty of off-street parking
 Sheltered and private garden and grounds.

GUIDE PRICE £550,000

A contemporary detached house built in 2007 to a traditional external design but with a stylish contemporary interior. Pine Lodge provides exceptionally versatile accommodation which amounts to over 2,000 square feet in total. Designed and finished to a high standard, the property stands in beautifully landscaped grounds with a large south facing garden, double garage and ample off-street parking for up to 10 vehicles.

Well-proportioned throughout the house provides the following layout of rooms; entrance hall with vaulted ceilings, dual aspect sitting room with gas flame effect stove, large dining kitchen with oak topped units and a separate utility room with cloakroom. There are four bedrooms over the two floors: a master bedroom with ensuite to the ground floor with a separate bathroom and a large master suite with dressing room and a further ensuite shower room.

45 Pasture Lane is set well back from the street, behind high hedges which offer a high degree of privacy. To the immediate front is a concrete print driveway with plenty of parking space, the driveway runs around the side of the property up to the double garage. The garden has been designed as a sociable space, with a large stone flagged terrace leading out from the kitchen giving way to manicured lawn and a raised seating area to the far end with BBQ area and a timber summer house with electric light and power.



The bustling village of Seamer offers a range of large amenities including; several public houses, primary school, small supermarket and various shops. Scarborough is within easy reach and offers a diverse range of facilities; whilst the A64 is close at hand and offers good road links with Malton, York and A1(M) motorway network. Seamer Station is also close by with a regular service to York where there are connections to all mainline services.

The historic City of York is within 35 miles and provides a further large range of services and amenities including a mainline train station providing links to London and Edinburgh within 2 hours. There are good road links close by via the A171 and the A64. The A64 provides good access to York, Leeds and the south and north commercial entries via the A1(M).

ACCOMMODATION COMPRISES

ENTRANCE HALL

Half glazed door with full height glazed panes to both sides. Ceramic stone tiled floor. Fitted cloaks cupboard. Radiator.

LIVING ROOM

6.34 m (20'10") x 4.00 m (13'1")

Bay window to the front. Casement window to the side. oak laminate wood floor. Cast iron gas flame fire set into a recess with oak mantel and stone flagged hearth. Two radiators. Television point.



DINING KITCHEN

6.63 m (21'9") x 3.95 m (13'0")

Range of cream gloss fronted cabinets with solid oak butcher block worktops, incorporating a one and half bowl sink unit, Integrated double oven. Integrated fridge freezer. Integrated AEG induction hob with extractor over. Integrated dishwasher. Ceramic stone tiled floor. Casement window to the side. Vertical radiator. Television point. Recessed ceiling lights. Bifold doors opening out onto the garden.



UTILITY ROOM

4.00 m (13'1") x 1.75 m (5'9")

Fitted base units with solid butcher block worktops incorporating stainless steel sink unit. Automatic washing machine point. Vaillant boiler. Radiator. Extractor fan. Ceramic tiled floor.



CLOAKROOM

1.70 m (5'9") x 0.90 m (2'11")

Low flush WC. Corner wash hand basin. Ceramic stone tiled floor. Casement window to the side.

BATHROOM

3.90 m (12'10") x 1.74 m (5'9")

Bath with a half tiled surround. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Casement window to the side. Ceramic tiled floor. Extractor fan. Recessed ceiling lights.



BEDROOM ONE

5.00 m (16'5") x 4.00 m (13'1")

Bay window to the front elevation. Wall light points. Radiator.



EN-SUITE SHOWER ROOM

3.00 m (9'10") x 1.18 m (3'10")

Shower cubicle with a tiled surround. Low flush WC. Wash hand basin. Window to the side. Radiator. Extractor fan.

FIRST FLOOR

LANDING

Remote control velux with rain sensor. Polished oak and stainless steel staircase. Radiator.

BEDROOM TWO

5.86 m (19'3") max x 4.00 m (13'1") max

Dual aspect with velux roof lights to both sides. Fitted wardrobes with inset lights. Television point. Radiator. Eaves storage.



DRESSING ROOM

4.00 m (13'1") x 3.20 m (10'6")

Range of fitted storage and hanging racks. Radiator. Velux roof light to the side. Recessed lights. Potential to link through to the roof void over the adjoining garage which is currently fire boarded and insulated.

BEDROOM THREE

5.40 m (17'9") x 4.00 m (13'1")

Dual aspect with casement window to the front and a velux roof light. Fitted wardrobes with inset lights. Television point. Radiator



BEDROOM FOUR

4.00 m (13'1") x 3.70 m (12'2")

Casement window to the front. Radiator. Loft access hatch the loft is part boarded for storage.



SHOWER ROOM

3.10 m (10'2") max x 2.83 m (9'3") max

Inset shower cubicle. Low flush WC and wash hand basin set into a vanity unit. Fitted storage cupboard. Eaves access. Velux roof light. Recessed ceiling lighted chrome heated ladder towel rail.



OUTSIDE

GARAGE ONE

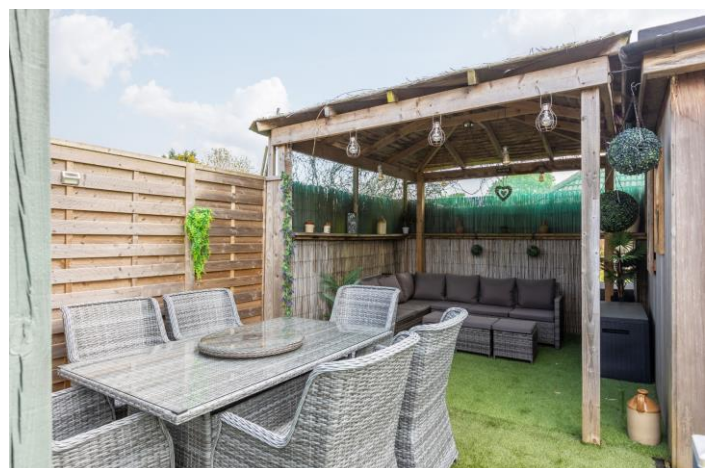
6.40 m (21'0") x 3.26 m (10'8")

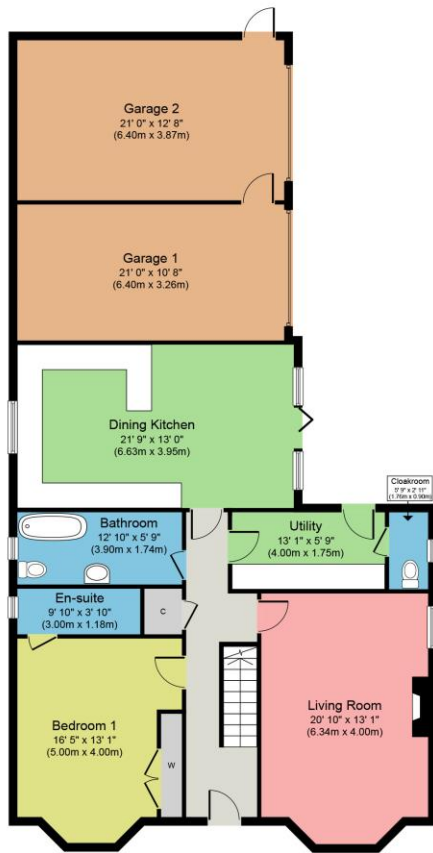
Up and over door. Electric light and power. Insulated. Interconnecting door to Garage Two

GARAGE TWO

6.40 m (21'0") x 3.87 m (12'8")

Up and over door. Electric light and power. Insulated. Door out to the side.





Ground Floor
Approximate Floor Area
1,591 sq. ft.
(147.8 sq. m.)



First Floor
Approximate Floor Area
1,012 sq. ft.
(94.0 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION

Services: Mains water, drainage, gas and electricity.
 Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.
 Council Tax: E
 Post Code: YO12 4QP
 EPC: Current B/81 Potential B/90
 Viewing: Strictly by appointment with the Agent's Pickering office.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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