



VERITY  
FREARSON

5 LINGERFIELD COURT, SCOTTON, KNARESBOROUGH, HG5 9BE

GUIDE PRICE £625,000



## 5 LINGERFIELD COURT,

*Scotton, Knaresborough, HG5 9BE*

**A newly constructed four-bedroomed detached family home with good-sized garden, situated in this quiet position in Lingerfield, between Scotton and Scriven, and just a short distance from the popular historic town of Knaresborough.**

This attractive property forms part of this small and exclusive new development of just five executive homes, built to a high specification. There is under-floor heating on the ground floor, with the accommodation providing a particularly large and welcoming reception hall which leads to the impressive living kitchen with stylish fittings and two sets of bi-folding doors leading to the garden. There is also a separate sitting room, utility room and cloakroom. On the first floor there are four good-sized bedrooms, including a large master bedroom with dressing room and en-suite, plus house bathroom and Jack-and-Jill shower room. The property occupies a generous plot, with attractive lawned gardens and driveway parking.

This new development is situated in an idyllic position in Lingerfield surrounded by beautiful open countryside, situated between Scotton and Scriven, and is convenient for access to both Knaresborough and Harrogate. Available with no onward chain.



Sitting Room · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · 2 En-Suite Shower Rooms · House Bathroom

Ample Off-Road Parking · Lawned Gardens To Front And Rear











## ACCOMMODATION

### GROUND FLOOR

#### LARGE RECEPTION HALL

With windows to front. Attractive oak-and-glass staircase leads to the first floor.

#### CLOAKROOM

With WC and washbasin set within a vanity unit. Window to front

#### SITTING ROOM

A spacious reception room with window to front.

#### LIVING KITCHEN

A stunning open-plan living space with large sitting and dining areas having bi-folding doors leading to the garden. The kitchen comprises a range of stylish wall and base units, island and breakfast bar. Integrated appliances include a hob, double oven, fridge and drinks fridge.

#### UTILITY ROOM

With further fitted wall and base units and worktop with inset sink. Integrated freezer and plumbing for washing machine.

### FIRST FLOOR

#### SPACIOUS LANDING

With airing cupboard and access to the loft.

#### BEDROOM 1

A large master suite with window to front and good-sized dressing area.

#### EN-SUITE SHOWER ROOM

Modern white suite comprising large walk-in shower, washbasin set within a vanity unit, WC and bath. Tiling to walls and tiled floor with under-floor heating. Window to rear and heated towel rail.

#### BEDROOM 2

A double bedroom with window to rear. Access to the shower room.

#### BEDROOM 3

A double bedroom with window to front. Access to the shower room.

### SHOWER ROOM

Modern white suite comprising WC, washbasin set within a vanity unit, and large walk-in shower. Heated towel rail and tiled floor. Window to side. Doors provide access to Bedrooms 2 and 3.

#### BEDROOM 4

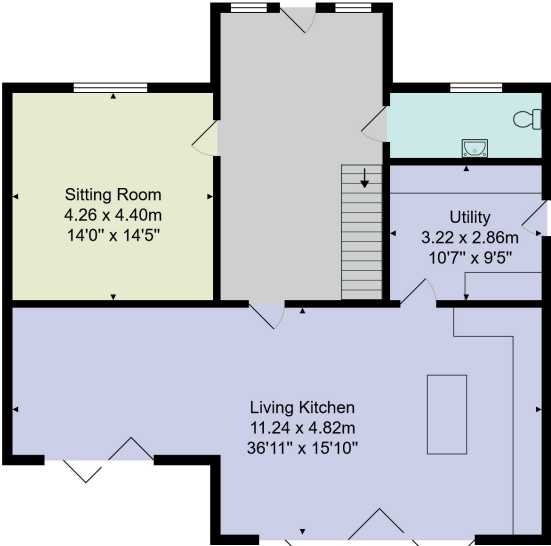
A further double bedroom with window to front.

### BATHROOM

Modern white suite comprising large walk-in shower, bath, WC, and washbasin set within a vanity unit. Heated towel rail, window to rear, tiling to walls and floor.



# FLOOR PLAN



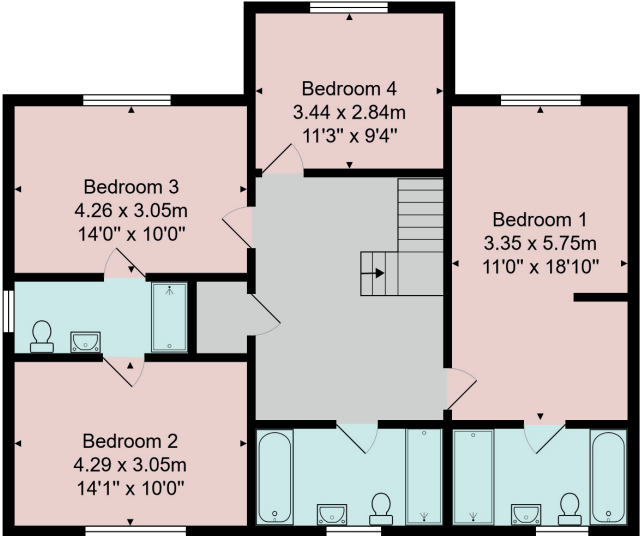
Ground Floor

Total Area: 196.0 m<sup>2</sup> ... 2110 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission. Copyright 2017 Ac2



First Floor

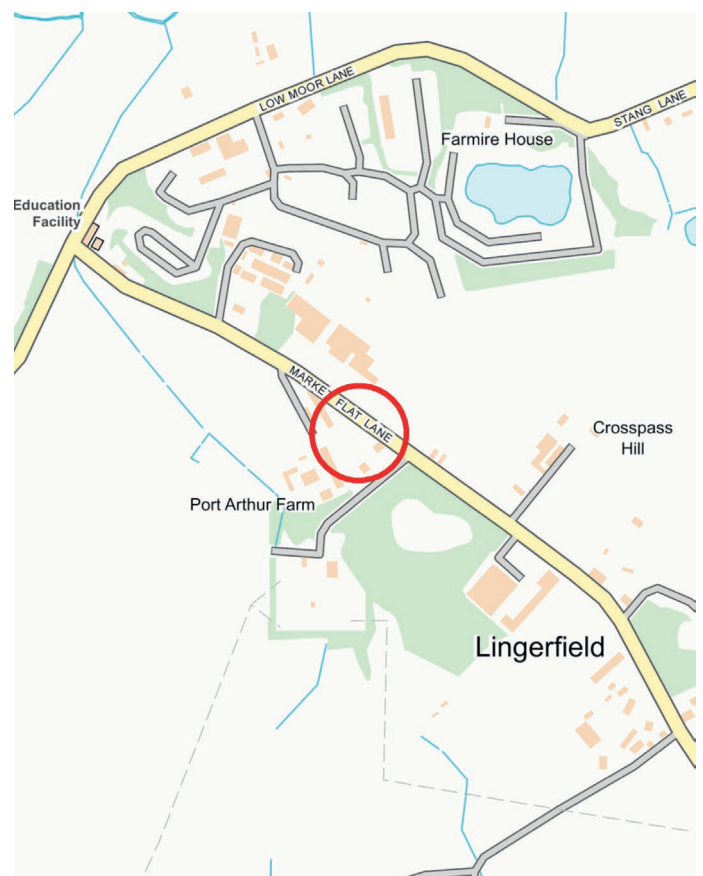
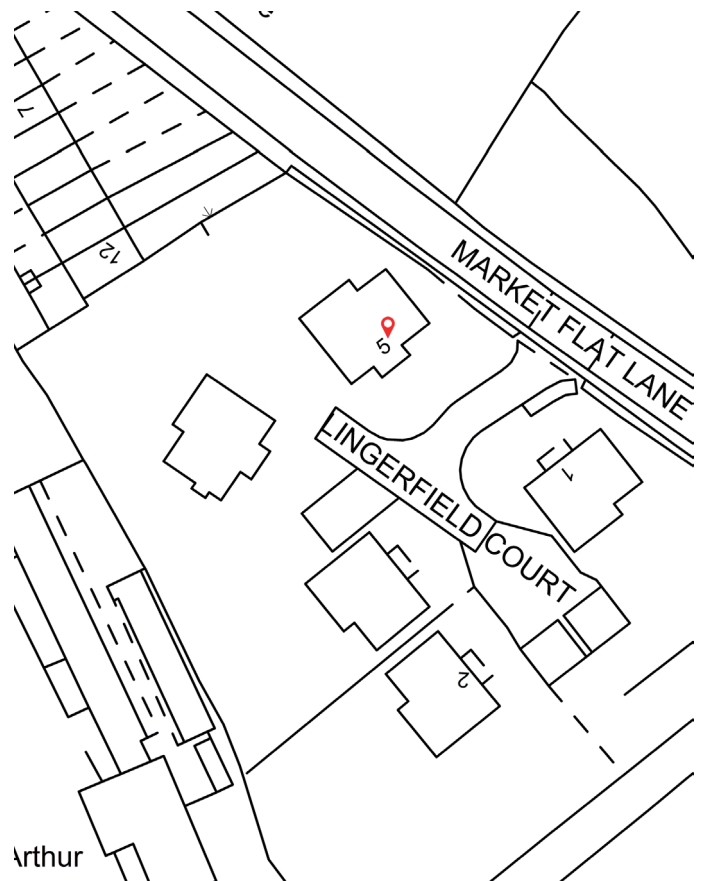
### Outside

The property occupies a good-sized plot with lawned gardens to front and rear. A driveway provides ample off-road parking.

### Council Tax Band - G

### Services

All mains services are connected.



### Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

[sales@verityfearson.co.uk](mailto:sales@verityfearson.co.uk)  
[verityfearson.co.uk](http://verityfearson.co.uk)





VERITY  
FREARSON

[verityfearson.co.uk](http://verityfearson.co.uk)