



Plot 14, The Lotus Heather Pasture, Eastfield, Scarborough, YO11 3YH

Guide Price £399,950

- Open plan Kitchen, Living and Dining Room
- 10 year NHBC warranty
- Ensuite Shower room
- 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
- Two double bedrooms and one single bedroom

The Lotus Heather Pasture, 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 Later Living 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: D



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 lounge 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, including a peninsula breakfast bar which subtly separates the cooking and dining 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 single 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 shower room, while a separate 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 practical layout, creating an attractive and adaptable home suited to a range of lifestyles.

The accommodation extends to approximately 100.6 sq m (1083 sq ft). The kitchen/dining area measures approximately 11'5" x 16'9", the lounge 12'0" x 17'1", bedroom one 15'9" x 13'3", bedroom two 12'5" x 11'6", bedroom three 8'2" x 11'4", the bathroom 6'6" x 7'1" and the en-suite shower room 8'0" x 6'6". Some images have been virtually staged.



LOTUS 3 Bedroom Bungalow

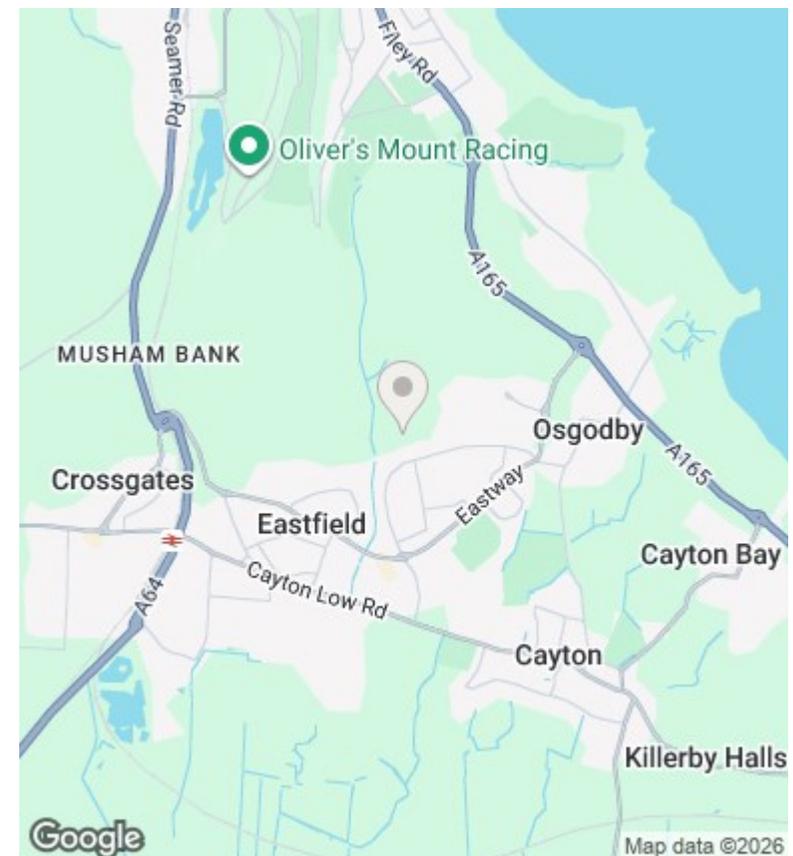


Kitchen/Dining	3500mm x 5140mm	11' 5" x 16' 9"	Bedroom 3	2510mm x 3460mm*	8' 2" x 11' 4"*
Lounge	3660mm x 5200mm	12' 0" x 17' 1"	Bathroom	2000mm x 2150mm	6' 6" x 7' 1"
Bedroom 1	4850mm x 4060mm*	15' 9" x 13' 3"*	En-suite Shower	2450mm x 2000mm	8' 0" x 6' 6"
Bedroom 2	3800mm x 3550mm*	12' 5" x 11' 6"*			

* 100.6 sqm 1083 sqFt

* Represents maximum dimensions taken. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handling of plots may vary from the floor plans shown. Please check individual plot details with our sales team. April 2023.

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Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	