



## 6 Saxon Fields, Scothern Lincoln, LN2 2YX



Book a Viewing!

**£820,000**

A beautiful and substantial executive four/five bedroom detached house enjoying a large plot and backing onto open fields with far reaching views in the sought after village of Scothern. The property has been built to the highest specification and offers open plan living and a real feeling of luxury, ideal for entertaining and modern family living. The accommodation comprises of Entrance Hall, Cloakroom/WC, Lounge with log burner, Study, Games Room/5th Bedroom, stunning open plan Living/Kitchen/Diner, Utility Room and a First Floor Landing leading to four double Bedrooms, two having En-suite Shower Rooms and a luxury Family Bathroom. The property sits on a plot of approx. 0.26 acres with an extensive driveway, detached double garage with boarded loft space and ladder, electric vehicle charging point and beautiful rear gardens overlooking open fields. Viewing of this magnificent family home is essential to appreciate all it offers.







**SERVICES**

All mains services available. Gas central heating.

Alarm System with 360 cameras.

**EPC RATING – B.**

**COUNCIL TAX BAND – F.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Located within the popular village of Scothern, which lies to the north of the historic Cathedral and University City of Lincoln. The village itself offers a public house, garden centre, village hall with sports fields, Grange Park Community Area, Methodist Church, Parish Church and a School. There are further facilities available in nearby villages of Nettleham and Welton.

**NOTE**

Management Company annual charge to cover shared communal areas of the development - approx. £240. This is owned and run by all the street residents.





All figures should be checked with the Solicitor prior to Exchange of Contracts and completion of the sale.

## ACCOMMODATION

### ENTRANCE HALL

A welcoming entrance hall with staircase to the first floor, engineered wood flooring with underfloor heating and spotlights.

### GAMES ROOM/BEDROOM 5

9' 9" x 13' 1" (2.98m x 4.00m) A versatile room currently being utilised as a games room but could be a 5th Bedroom. With double glazed bay window with shutters to the front aspect, understairs storage cupboard and engineered wood flooring with underfloor heating.

### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, partly tiled walls, tiled flooring with underfloor heating, double glazed window to the side aspect and spotlights.

### STUDY

9' 10" x 9' 4" (3.02m x 2.86m) With double glazed door to the side aspect and engineered wood flooring with underfloor heating.

### LOUNGE

16' 5" x 14' 0" (5.02m x 4.27m) With log burner set within a feature brick fireplace, double glazed Bi-fold doors to the rear garden and engineered wood flooring with underfloor heating.

### OPEN PLAN LIVING KITCHEN DINER

25' 3" x 24' 11" (7.70m x 7.62m) A fantastic entertaining space with open plan kitchen, living and dining areas.

The kitchen is fitted with a high specification range of wall and base units with Quartz worktops above, double Belfast sink with side drainer and mixer/hot tap over, integrated fridge, dishwasher and wine fridge, eye level double Neff electric oven and microwave, Neff induction hob with overhead external extractor fan, central island with breakfast bar and downlighters, tiled flooring with underfloor heating, spotlights and two double glazed windows to the front aspect with shutters.

The living area has double glazed Bi-fold doors, two double glazed windows to the side and rear aspects, spotlights and tiled flooring with underfloor heating.

### UTILITY ROOM

11' 9" x 7' 3" (3.59m x 2.21m) Fitted with a range of units to compliment the kitchen with Quartz worktops above, stainless steel under-mount sink with mixer tap over, water softener, spaces for washing machine and tumble dryer, integrated freezer, wall mounted gas fired central heating boiler, tiled flooring with underfloor heating, spotlights, double glazed windows to the front and side aspects and door to the rear.





#### FIRST FLOOR LANDING

With Velux window, double glazed window to the side aspect, airing cupboard and radiator.

#### BEDROOM 1

16' 10" x 14' 0" (5.14m x 4.29m) Fitted with a range of bedroom furniture including wardrobes and drawers, double glazed window to the rear aspect with far reaching open field views and a radiator.

#### EN-SUITE SHOWER ROOM

8' 8" x 4' 6" (2.66m x 1.38m) Fitted with a three piece suite comprising of walk-in shower cubicle with rainfall shower head, close coupled WC and wash hand basin in a vanity style unit, towel radiator, tiled flooring, partly tiled walls, double glazed window to the side aspect and spotlights.



#### BEDROOM 2

17' 8" x 10' 5" (5.41m x 3.19m) Fitted with a range of bedroom furniture including wardrobes and drawers, double glazed windows to the front and rear aspects and two radiators.

#### EN-SUITE SHOWER ROOM

7' 10" x 4' 7" (2.40m x 1.40m) Fitted with a three piece suite comprising of walk-in shower cubicle with rainfall shower head, close coupled WC and wash hand basin in a vanity style unit, towel radiator, tiled flooring, partly tiled walls, Velux window and spotlights.



#### BEDROOM 3

14' 1" x 9' 10" (4.30m x 3.00m) With fitted wardrobe with mirror fronted sliding doors, double glazed window to the front aspect and radiator.

#### BEDROOM 4

11' 3" x 9' 1" (3.44m x 2.79m) With double glazed window to the rear aspect and radiator.

#### LUXURY FAMILY BATHROOM

6' 11" x 8' 7" (2.13m x 2.62m) Fitted with a four piece suite comprising of panelled bath, shower cubicle with rainfall shower head, close coupled WC and wash hand basin in a vanity style unit, towel radiator, tiled flooring, partly tiled walls, double glazed window to the side aspect and spotlights.



#### OUTSIDE

The property sits on a plot of approximately 0.26 acres (STS). It is approached by a gravelled and block paved driveway to the front and side providing off street parking for multiple vehicles and giving access to the detached double garage. The generous rear garden backs onto open fields and is laid mainly to beautifully manicured lawns with patio seating areas, flowerbeds, vegetable plots and a large greenhouse. The property also has an outside water tap.





## DOUBLE GARAGE

19' 9" x 19' 6" (6.03m x 5.96m) With twin electric up and over doors to the front, side personal door, boarded loft storage space with ladder, light, power and external electric vehicle charging point.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mun dys.net](http://mun dys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walker will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01 522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

### GENERAL

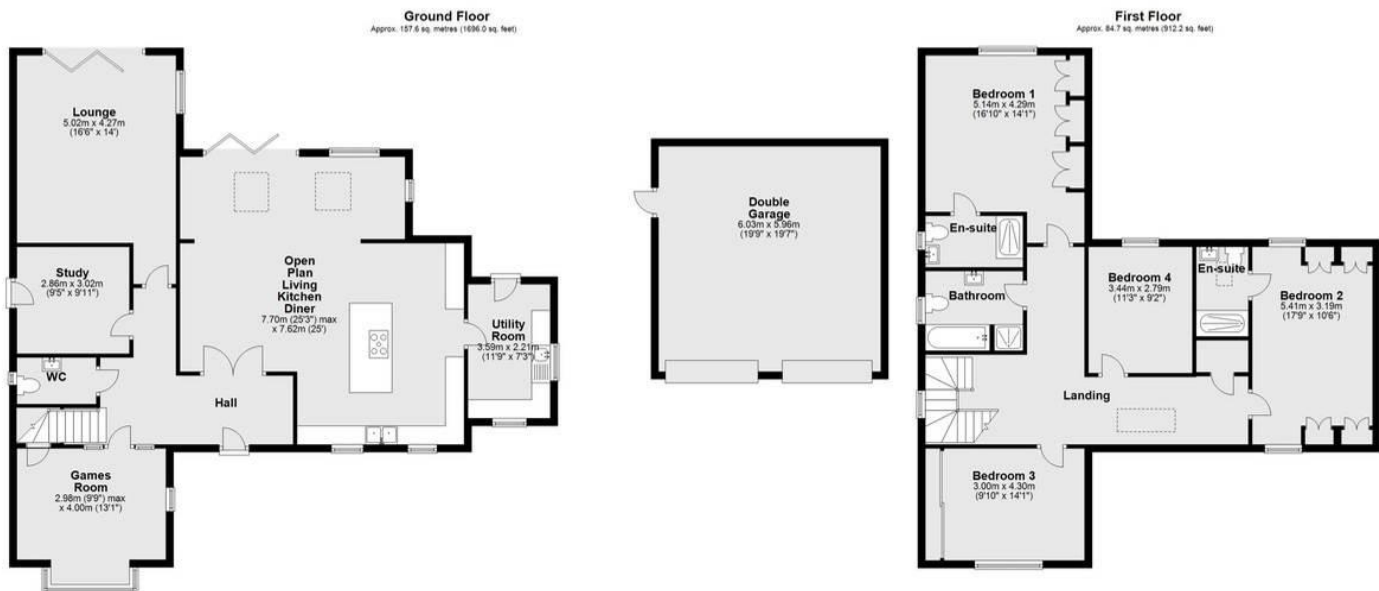
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Total area: approx. 242.3 sq. metres (2608.2 sq. feet)  
For illustration purposes only.  
 Plan produced using PlanIt.



**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

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