



**7 Main Street**  
Scothern, Lincoln, LN2 2UF



Book a Viewing!

**£299,950**

**DEVELOPMENT OPPORTUNITY!** A fantastic opportunity to acquire a four bedroom detached cottage on a plot of approximately 0.24 acres (STS), in need of full renovation but offering great potential, located in the heart of the popular village of Scothern. The internal accommodation comprises of Hall, Lounge, Dining Room, Kitchen, Pantry, cloakroom/WC, Utility Room and a First Floor Landing leading to four Bedrooms and Family Bathroom. Outside is a long driveway, generous front and rear gardens, a single garage and numerous workshops. Viewing of this property is essential to appreciate the potential on offer.





**SERVICES**

Mains Electricity, water and drainage. Oil Central Heating.

**EPC RATING** – E

**COUNCIL TAX BAND** – TBC.

**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.

**ACCOMMODATION**

**HALL**

With staircase to first floor and two double glazed windows to the side aspects.



#### LOUNGE

12' 5" x 12' 5" (3.81m x 3.80m) With double glazed window to the front aspect and two radiators.

#### DINING ROOM

12' 5" x 11' 1" (3.80m x 3.38m) With double glazed window to the front aspect, storage cupboard and radiator.

#### KITCHEN

18' 4" x 6' 11" (5.61m x 2.13m) With a basic range of base and wall units, stainless steel sink with side drainer and hot and cold taps, understairs storage cupboard, two radiators and two windows to the rear aspect.

#### PANTRY

With window to the side, storage shelves and cupboard.

#### CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, part tiled walls, double glazed window to the rear aspect and radiator.

#### UTILITY ROOM

With windows to the side and rear aspects, oil fired central heating boiler (not tested), spaces for washing machine and tumble dryer and door to the rear garden.

#### FIRST FLOOR LANDING

With storage cupboard.

#### BEDROOM 1

12' 5" x 12' 5" (3.81m x 3.80m) With double glazed window to the front aspect, overstairs storage cupboard and radiator.

#### BEDROOM 2

12' 5" x 11' 0" (3.81m x 3.36m) With double glazed window to the front aspect and radiator.

#### BEDROOM 3

13' 11 (max)" x 8' 5 (max)" (4.24m x 2.57m) With double glazed window to the side aspect, storage cupboard and radiator.

#### BEDROOM 4

12' 1" x 7' 0" (3.70m x 2.14m) With double glazed window to the side aspect and radiator.

#### BATHROOM

Fitted with a three piece suite comprising of panelled bath, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the rear aspect.

#### OUTSIDE

The property sits on a plot of approximately 0.24 acres (STS). To the front there is a large lawned frontage with a long tarmac driveway. There is a single garage and numerous workshops and a rear garden.





**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 [mundys.n](http://mundys.n)

**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 to one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gison 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, J Water and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them we will receive a referral fee of up to £125.

Mundys Financial Services who 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 HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR RICS.

**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 has been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



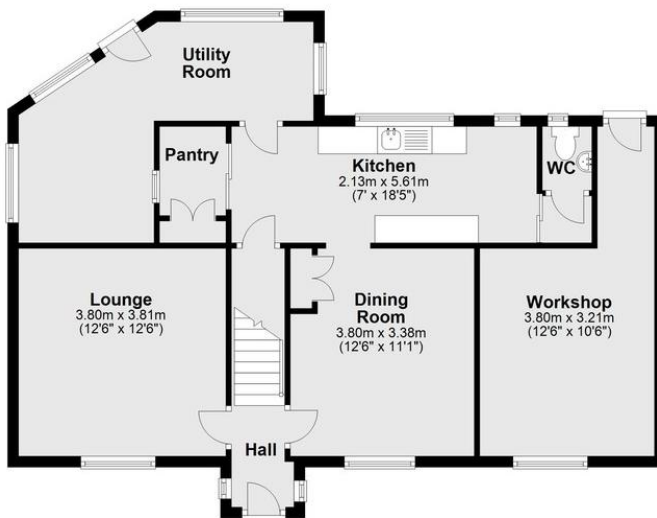
**First Floor**

Approx. 59.3 sq. metres (638.1 sq. feet)



**Ground Floor**

Approx. 79.7 sq. metres (858.2 sq. feet)



Total area: approx. 139.0 sq. metres (1496.3 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

