



## 1 Granary Court, High Street, Scampton, Lincoln, LN1 2SD



Book a Viewing!

### £825,000

**PART EXCHANGE CONSIDERED** - An exceptional detached family home constructed by Messrs Millcroft Developments with an Ancaster stone frontage and a natural slate roof. The property is located within this exclusive development of two other similar properties within the beautiful village location of Scampton. The internal accommodation briefly comprises of Main Reception Hall, Lounge with Chamwood log burner, Study/Play room, a approx. 27ft impressive fitted German Häcker Dining Kitchen with large central island and integrated appliances, Family Room with Chamwood log burner and Bi-folding doors leading to the rear garden, Utility Room, Separate WC and a First Floor Galleried Landing leading to the Principal Bedroom with En-suite, three further double Bedrooms, Jack and Jill En-suite and Family Bathroom. The Second Floor Landing leads to the Attic/loft Areas which has been fitted with attic trusses offering potential to create additional Bedrooms or alternative accommodation. Outside the property is approached via a private gravelled access direct from the High Street leading to an extensive gravelled driveway providing off road parking and Detached Double Garage with remote operated garage door. Viewing of this property is highly recommended to appreciate the high internal and external specification and lovely position within the village.



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**SERVICES**

Mains water, electricity and drainage.  
Top of the range Grant air source heating system.  
Underfloor zoned heating controlled by wall mounted thermostats to the ground floor.  
Designer British made aluminium Grant radiators to first floor rooms.  
Charnwood C-five duo log burner installed to the Family Room and Lounge.  
Alarm system.  
CAT-6 multimedia cabling to all TV points (Bedrooms, Lounge and Open Plan Living Area).  
Superfast full fibre broadband to the property.  
3-phase electric supply to allow for future car charging point installation.  
Plumbing and Electricity available in the attic trusses

**EPC RATING – B.**

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

**TENURE -** Freehold.

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



## LOCATION

Scampton is a pleasant medium sized village to the North of the City of Lincoln. The village itself has a regular bus service into Lincoln City Centre. The village offers a Church, a small local primary school and the popular Dambusters Inn, an award-winning pub and restaurant. There are also numerous direct bus services to local secondary schools. The nearby village of Ingham offers a wide range of village facilities and Lincoln City is approx. 5 miles from the village.

## ACCOMMODATION

### ENTRANCE PORCH

A bespoke hand made oak front porch sat on Stabble Stones.

### RECEPTION HALL

13' 6" x 10' 3" (4.11m x 3.12m) With high stability main front entrance door constructed from ultra durable African Idigbo hardwood with 3-point locking system, Ted Todd engineered oak flooring and solid Hemlock wood staircase constructed by premium local supplier creating a beautiful galleried landing and internal oak doors.

### LOUNGE

14' 5" x 13' 6" (4.39m x 4.11m) With double glazed PVC wood effect windows in a clay finish, Ted Todd engineered oak flooring, a Charnwood log burner and large oak mantel.

### STUDY/PLAYROOM

13' 6" x 11' 3" (4.11m x 3.43m) With double glazed PVC wood effect window in a clay finish to the front elevation and Ted Todd engineered oak flooring.

### KITCHEN/DINER

27' 4" x 13' 3" (8.33m x 4.04m) Fitted German Häcker Kitchen units with a large central island, Quartz worktops, large undermounted stainless steel sink, two integral Siemens ovens and combination microwave oven with warming drawer below, integrated Bora downdraft induction hob, Quooker boiling water tap, integrated fridge freezer, integrated Siemens dishwasher, Porcelanosa tiled flooring, double glazed PVC wood effect window in a clay finish to the rear elevation and Bi-folding doors leading to the rear garden.

### UTILITY ROOM

9' 1" x 8' 2" (2.77m x 2.49m) With high stability main rear entrance door constructed from ultra durable African Idigbo hardwood with 3-point locking system, fitted units, sink and drainer, further fitted tall larder cupboards, Porcelanosa tiled flooring and double glazed PVC wood effect window in a clay finish to the side elevation.



#### CLOAKROOM

With Geberit concealed WC, wash hand basin with vanity unit, Porcelanosa tiled flooring and walls and double glazed PVC wood effect window in a clay finish to the side elevation.

#### SITTING ROOM

18' 5" x 14' 4" (5.61m x 4.37m) With Bi-folding doors to the rear garden, Porcelanosa tiled flooring, Charnwood log burner, large oak mantel and double glazed PVC wood effect window in a clay finish to the front elevation.

#### FIRST FLOOR LANDING

With double glazed PVC wood effect window in a clay finish to the front elevation, luxury carpet and solid Hemlock staircase leading to the second floor landing.



#### BEDROOM

18' 6" x 14' 3" (5.64m x 4.34m) With two double glazed PVC wood effect windows in a clay finish to the front and rear elevations, aluminium Grant radiator and luxury carpet.

#### EN-SUITE

11' 6" x 9' 1" (3.51m x 2.77m) With two wall mounted vanity sink units, Gebrit wall hung WC with concealed cistern, Porcelanosa tiled flooring, Porcelanosa tiled walls, bath and low profile fitted shower tray, Tisino towel radiator and luxury sanitaryware supplied by premium brands Axces by Vado.



#### BEDROOM

15' 0" x 12' 6" (4.57m x 3.81m) With double glazed PVC wood effect window in a clay finish to the rear elevation and luxury carpet.

#### JACK/JILL EN-SUITE

With Gebrit wall hung WC with concealed cistern, wash hand basin, Porcelanosa tiled flooring, Porcelanosa tiled walls, low profile fitted shower tray, luxury sanitaryware supplied by premium brands Axces by Vado, Tisino towel radiator and double glazed PVC wood effect window in a clay finish to the side elevation



#### BEDROOM

11' 8" x 11' 0" (3.56m x 3.35m) With double glazed PVC wood effect window in a clay finish to the front elevation and luxury carpet.

#### BEDROOM

13' 7" x 11' 4" (4.14m x 3.45m) With double glazed PVC wood effect window in a clay finish to the front elevation and luxury carpet.



## BATHROOM

9' 6" x 9' 1" (2.9m x 2.77m) With Gebrüt wall hung WC with concealed cistern, Tisino towel radiator, wash hand basin with vanity unit, bath, low profile fitted shower tray, Porcelanosa tiled flooring, Porcelanosa tiled walls and luxury sanitaryware supplied by premium brand Axces by Vado.

## SECOND FLOOR LANDING

Leading to two attic/loft spaces which have been fitted with attic trusses for maximum storage (with plumbing and electricity also available) and three Velux skylights installed. The areas offer the potential to create additional bedrooms or alternative accommodation to potentially include a master bedroom with walk-in wardrobe and en-suite, games room, cinema room, two additional bedrooms, playroom or much more.

## ATTIC/LOFT SPACE 1

## ATTIC/LOFT SPACE 2

## OUTSIDE

The property is approached via a private gravelled access direct from the High Street. The access leads to an extensive gravelled driveway providing off road parking and leading to the detached double garage with a large block paved area. There is a large lawned rear garden with sandstone patio area, a range of birch trees and Sorento rumbled block paved edging.

## DOUBLE GARAGE

20' 3" x 20' 3" (6.17m x 6.17m) With insulated sectional Oxley garage doors with remote control access.

### 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.

Claverings 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 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 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 thoroughly checked.

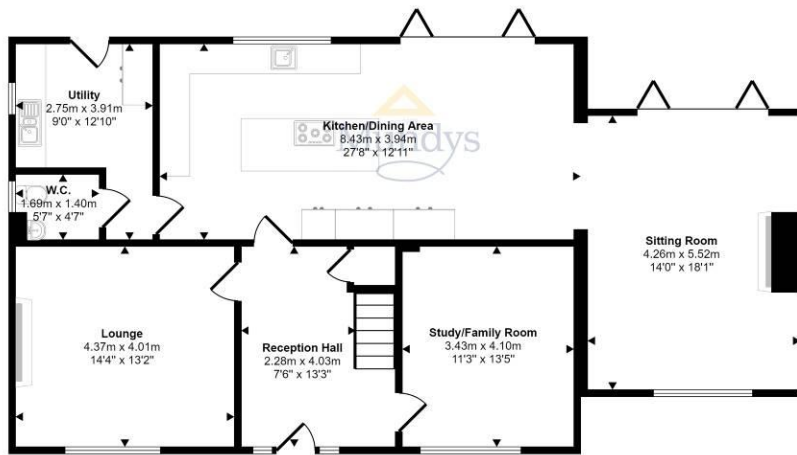
### GENERAL

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 are 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 whatever in relation to this property.
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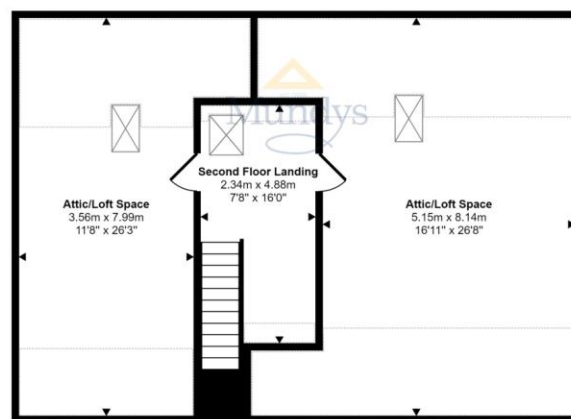


Ground Floor  
 Approx 117 sq m / 1254 sq ft

Denotes head height below 1.5m



First Floor  
 Approx 118 sq m / 1272 sq ft



Second Floor  
 Approx 92 sq m / 987 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.