



## 3 Granary Court, Scampton Lincoln, LN1 2SD



Book a Viewing!

**£775,000**

**PART EXCHANGE CONSIDERED** - An exceptional detached family home constructed by Messrs Millcroft Developments with an Ancaster stone frontage and a natural Red Clay Pantile Roof. The property is located within this exclusive development of two other similar properties within the beautiful village location of Scampton. The property is situated to the rear of this exclusive Development with a private gated entrance and benefits from stunning open countryside views. The internal accommodation briefly comprises of Main Reception Hall, Lounge, Study, approx. 35ft open plan Kitchen/Dining/Living Area with bespoke fitted Katie Brown Kitchen, large central island and integrated appliances, Sun Room with bi-fold doors leading onto the rear Garden, Cloak Room, and Utility Room. The First Floor Galleried Landing leads to the Principal Bedroom with Dressing Area and En-suite, three further double Bedrooms with En-suite to the Guest Bedroom and Family Bathroom. The Second Floor Landing leads to the Attic/loft Areas which have been fitted with attic trusses offering potential to create additional Bedrooms or alternative accommodation. Outside the property is approached via a gated private access direct from the High Street leading to an extensive gravelled and block paved 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 AND SPECIFICATION**

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 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.  
Various options available to the purchaser for a Private Gated Entrance (if required) and can be discussed with the Developer.

**EPC RATING – B.**

**COUNCIL TAX BAND – TBC – (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.

## ENTRANCE PORCH

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

## RECEPTION HALL

14' 3" x 9' 4" (4.34m x 2.84m) 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 beautiful galleried landing and internal oak doors.

## LOUNGE

16' 1" x 14' 5" (4.9m x 4.39m) With double glazed PVC wood effect windows in a clay finish, Ted Todd engineered oak flooring, a Charnwood log burner and a large oak mantel.

## STUDY

14' 2" x 9' 3" (4.32m x 2.82m) With double glazed PVC wood effect window in a clay finish to the front elevation and Ted Todd engineered oak flooring

## KITCHEN/DINING & LIVING AREA

34' 10" x 13' 5" (10.62m x 4.09m) With fitted Katie Brown Kitchen with a large central island with circular oak breakfast bar, Quartz worktops, Abode sink and drainer, two integral Neff ovens and combination microwave oven with warming drawer below, integrated Neff downdraft induction hob, Quooker boiling water tap, integrated full height fridge and separate freezer, integrated wine fridge, integrated bins, integrated Neff dishwasher, Porcelanosa tiled flooring, double glazed PVC wood effect window in a clay finish to the rear elevation and aluminium anthracite grey bifold doors leading to the rear garden.

## SUN ROOM

15' 5" x 14' 4" (4.7m x 4.37m) With aluminium anthracite grey bifold doors, Porcelanosa tiled flooring and double glazed aluminium window in anthracite grey to the rear elevation.

## UTILITY ROOM

14' 2" x 11' 0" (4.32m x 3.35m) With high stability main rear entrance door constructed from ultra durable African Idigbo hardwood with 3-point locking system, fitted oak shelf, inset 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.

#### 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

15' 4" x 14' 5" (4.67m x 4.39m) With large double glazed aluminium window in anthracite grey to the rear elevation with amazing views over open countryside, luxury carpet and two feature wall mounted aluminium Grant radiators.

#### DRESSING AREA

9' 5" x 5' 10" (2.87m x 1.78m)

#### EN-SUITE

9' 4" x 7' 10" (2.84m x 2.39m) With Gebrit wall hung WC with concealed cistern, Aqualisa shower and bath with fittings, his and hers Zaneti wash hand basins, vanity unit and Tisino towel radiator.

#### BEDROOM

14' 2" x 13' 10" (4.32m x 4.22m) With double glazed PVC wood effect window in a clay finish to the front elevation, radiator and door to the En-suite.



#### EN-SUITE

9' 9" x 4' 3" (2.97m x 1.3m) With Gebrit wall hung WC with concealed cistern, Aqualisa shower and bath with fittings, wash hand basin and Tisino towel radiator.

#### BEDROOM

14' 2" x 13' 10" (4.32m x 4.22m) With double glazed PVC wood effect window in a clay finish to the front elevation, radiator and door to the En-suite.



#### BEDROOM

14' 2" x 14' 1" (4.32m x 4.29m) With double glazed PVC wood effect window in a clay finish to the front elevation, radiator and door to the En-suite.



#### BATHROOM

9' 9" x 9' 3" (2.97m x 2.82m) With Gebrit wall hung WC with concealed cistern, Tisino towel radiator, Zaneti 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 AREA 1

## ATTIC/LOFT AREA 2

## DOUBLE GARAGE

20' 5" x 20' 3" (6.22m x 6.17m) With insulated sectional Oxley garage door with remote control access.

## OUTSIDE

The property is approached via a private gated entrance direct from the High Street, leading to the two properties at the rear of the Development. 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 rear garden with sandstone patio area and benefits from exceptional views across open countryside.

## 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.net](http://mundys.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 Walter 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 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 01522 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.

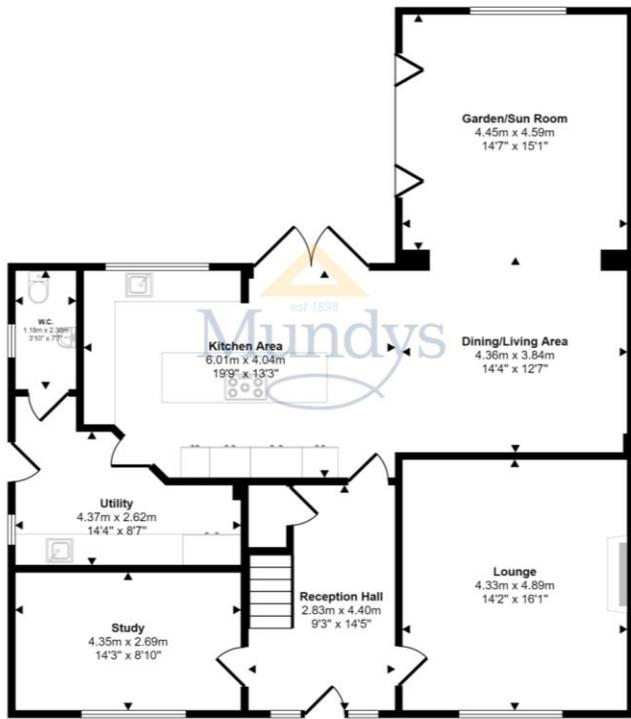
## GENERAL

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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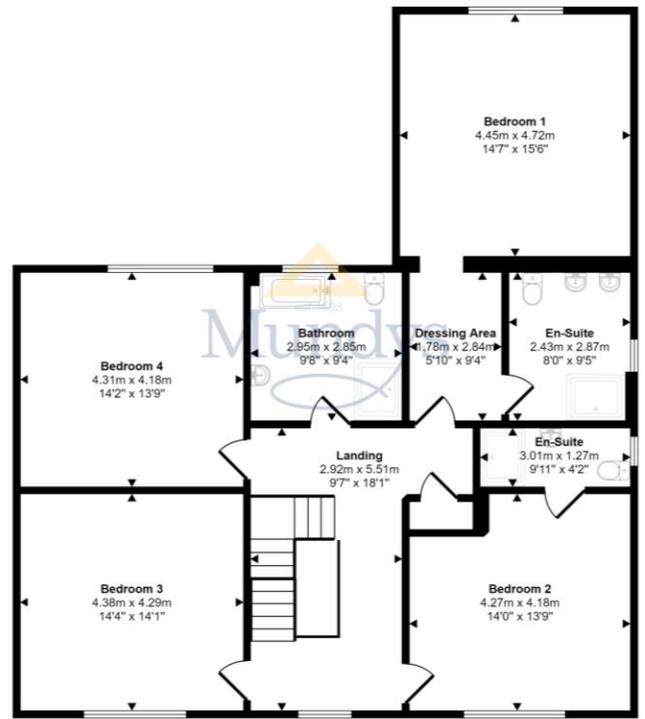




**Ground Floor**  
Approx 125 sq m / 1342 sq ft

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.



**First Floor**  
Approx 125 sq m / 1341 sq ft

Denotes head height below 1.5m

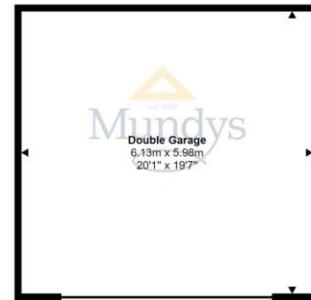
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**Second Floor**  
Approx 87 sq m / 934 sq ft

Denotes head height below 1.5m

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**Garage**  
Approx 37 sq m / 394 sq ft

Denotes head height below 1.5m

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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.