



**Sharnbrook House, 43 Chapel Lane, North Scarle**  
Lincoln, LN6 9EX



Book a Viewing!

**£425,000**

Situated in the semi rural village of North Scarle to the South West of the Cathedral City of Lincoln and convenient for the Market Town of Newark, the A1 and beyond, a beautiful four Bedroom Detached Family Home. The property has immaculate extended accommodation comprising of Entrance Hall, Cloakroom/WC, Lounge, Dining Room, Snug, Study, Kitchen/Breakfast Room, Utility Room and a First Floor Landing leading to four Bedrooms, Master En-suite Shower Room and a Family Bathroom. The property sits on grounds of approximately 0.2 acres (STS) with open fields to the front and rear. There are front and rear gardens, a gravelled driveway and single garage. Viewing of this property is highly recommended.







#### **SERVICES**

All mains services available. Oil Central Heating.

**EPC RATING** — D.

**COUNCIL TAX BAND** — D.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

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

#### **LOCATION**

North Scarle is a small rural village situated 8.5 miles South-West of Lincoln and 8.5 miles North of Newark. The village is small and relatively unspoiled comprising mostly residential housing and a small number of business premises. The village also has a public house (The White Hart), Post Office, Parish Church, Village Hall, Methodist Hall, Sports Field (comprising tennis courts, bowling green, children's play area, cricket and football pitches), Primary School and Heritage Room.







## ACCOMMODATION

### HALL

With staircase to the first floor, tiled flooring and radiator.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled flooring and splashbacks, understairs storage and radiator.

### STUDY

10' 5 (max)" x 8' 9 (max)" (3.18m x 2.67m) With double glazed window to the front aspect, laminate flooring and radiator.



### LOUNGE

19' 6" x 10' 6" (5.96m x 3.21m) With impressive vaulted ceilings with decorative beams and three Velux windows, double glazed picture window to the rear aspect giving views of the rear garden and open fields beyond, double glazed French doors to the garden, log burner and radiator.

### DINING ROOM

16' 2" x 10' 5" (4.94m x 3.19m) With open fire within feature fireplace and radiator.

### KITCHEN/BREAKFAST ROOM

17' 4" x 9' 8" (5.29m x 2.97m) Fitted with a range of wall and base units with work surfaces over, 1 1/2 bowl sink with side drainer and mixer tap over, eye level electric oven, electric induction hob with extractor fan over, integrated dishwasher, space for fridge freezer, tiled flooring and splashbacks, spotlights, radiator and double glazed windows to the front and side aspects.



### UTILITY ROOM

With spaces for washing machine and tumble dryer, oil fired central heating boiler, tiled flooring and splashbacks, double glazed window to the rear aspect and door to the garden.

### SNUG

10' 11" x 10' 4" (3.34m x 3.17m) With double glazed window to the rear aspect and radiator.

### FIRST FLOOR LANDING

With radiator.

### BEDROOM 1

16' 10" x 10' 5" (5.15m x 3.19m) With double glazed window to the front aspect, range of fitted wardrobes, storage cupboard and radiator.





#### EN-SUITE SHOWER ROOM

7' 10" x 4' 10" (2.39m x 1.49m) Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, part tiled walls, chrome towel radiator and shaver point.

#### BEDROOM 2

12' 7" x 9' 8" (3.86m x 2.97m) With double glazed window to the front aspect and radiator.

#### BEDROOM 3

10' 5" x 7' 8" (3.20m x 2.34m) With double glazed window to the rear aspect, laminate flooring and radiator.



#### BEDROOM 4

10' 5 (max)" x 7' 8 (max)" (3.18m x 2.34m) With double glazed window to the rear aspect and radiator.

#### BATHROOM

7' 11" x 7' 8" (2.42m x 2.34m) Fitted with a three piece suite comprising of P-shaped panelled bath with shower over and glass shower screen, wash hand basin in a vanity unit and close coupled WC, tiled splashbacks, radiator and double glazed window to the rear aspect.

#### OUTSIDE

The property sits on a pleasant plot of approximately 0.20 acres (STS) with open field views to the front and rear. The front garden is laid mainly to lawn with flowerbeds and there is a gravelled driveway providing ample off street parking for multiple vehicles and gated access to the garage. The detached single garage has an up and over door to the front, light and power. To the rear of the property there is a generous garden laid mainly to lawn with a patio seating area, flowerbeds and a garden shed.







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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 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.

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**GETTING A MORTGAGE**  
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**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**  
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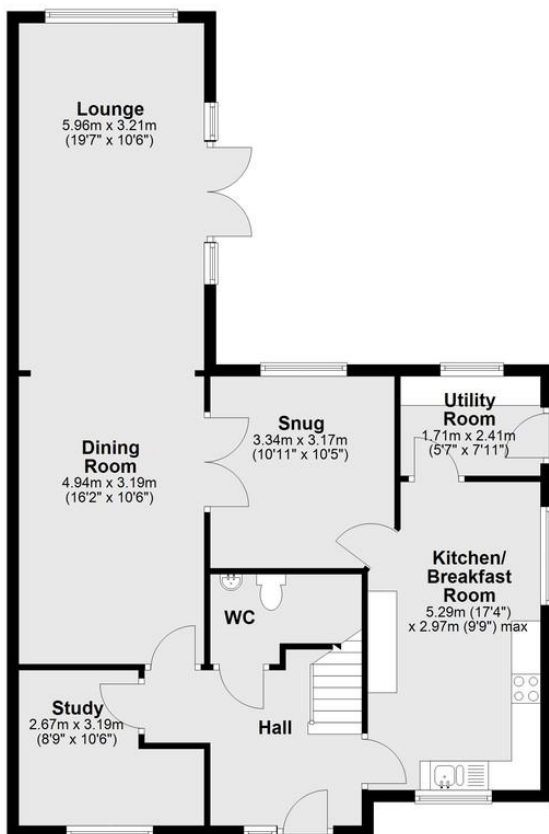
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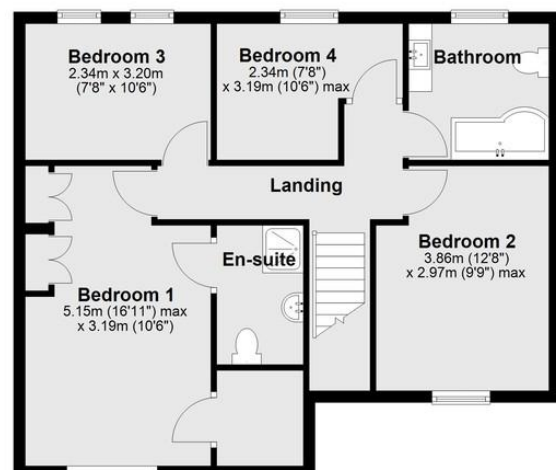
#### Ground Floor

Approx. 86.8 sq. metres (934.1 sq. feet)



#### First Floor

Approx. 62.9 sq. metres (676.6 sq. feet)



Total area: approx. 149.6 sq. metres (1610.8 sq. feet)

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

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

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.

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