



5 Third Avenue

Scampton, Lincoln, LN1 2UT



Book a Viewing!

£165,000

A well-presented semi-detached house situated close to the village of Scampton, within the former RAF base. The internal living accommodation briefly comprises of Main Entrance Hall, spacious Lounge, fitted Kitchen, Dining Area, Conservatory incorporating a separate WC, First Floor Landing leading to two double Bedrooms, Family Bathroom and the Separate WC. Outside there are well-maintained and mature gardens, and an allocated parking space. The property further benefits from gas central heating and viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Scampton is a medium sized village to the North of the City of Lincoln. The village itself has a regular bus service in to Lincoln City Centre. There is the popular Dambusters Inn, Church and a local primary school. The nearby village of Ingham offer a wide range of village facilities.

Annual Service Charge Amount - £471,60 (Currently this is approximately £39.30 per calendar month from the 2nd April 2024 – 3rd March 2025).

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



ACCOMMODATION

ENTRANCE HALL

With UPVC main entrance door, side window, radiator, stairs to the first floor, under stairs storage cupboard, a further built-in storage cupboard and a UPVC door to the conservatory.

LOUNGE

14' 11" x 10' 11" (4.55m x 3.33m) With two UPVC windows, single radiator, Oak mantel and coving to ceiling.

KITCHEN

10' 0" x 10' 5" (3.05m x 3.18m) Fitted with a range of wall, base cupboards and drawers with work surfaces over, 1½ bowl sink unit and drainer, further fitted tall cupboard, space for fridge freezer, space and plumbing for washing machine, part tiled surround and UPVC window to the rear elevation.

DINING AREA

8' 4" x 8' 1" (2.54m x 2.46m) With UPVC window to the front elevation and two double radiators.

CONSERVATORY

11' 8" x 8' 8" (3.56m x 2.64m) With UPVC windows, radiator and UPVC double patio/French doors.

WC

With WC, wash hand basin with vanity cupboards and two UPVC windows.

FIRST FLOOR LANDING

With built-in storage cupboard and UPVC window to the rear elevation.

BEDROOM

14' 11" x 11' 0" (4.55m x 3.35m) With UPVC window to the front elevation, radiator and built-in double wardrobe with cupboard above.

BEDROOM

12' 11" max narrowing to 11'11" x 11' 5" (3.94m x 3.48m) With UPVC window to the front elevation, radiator and built-in cupboard housing the Ideal gas central heating combination boiler.

BATHROOM

With bath with shower attachment, wash hand basin with vanity cupboards below, tiled walls, radiator and UPVC window to the rear elevation.

WC

With WC, radiator and UPVC window to rear elevation.

OUTSIDE

There are well-maintained gardens to both the front and rear. The front courtyard garden has a lawned area and a range of hedges. There is a shared paved access leading to the mature rear garden with a patio, lawned area, a wide range of flowerbeds, shrubs, borders, a tree and a shed. There is an allocated parking space to the front of the property.



WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter 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.

Claverings 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 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.

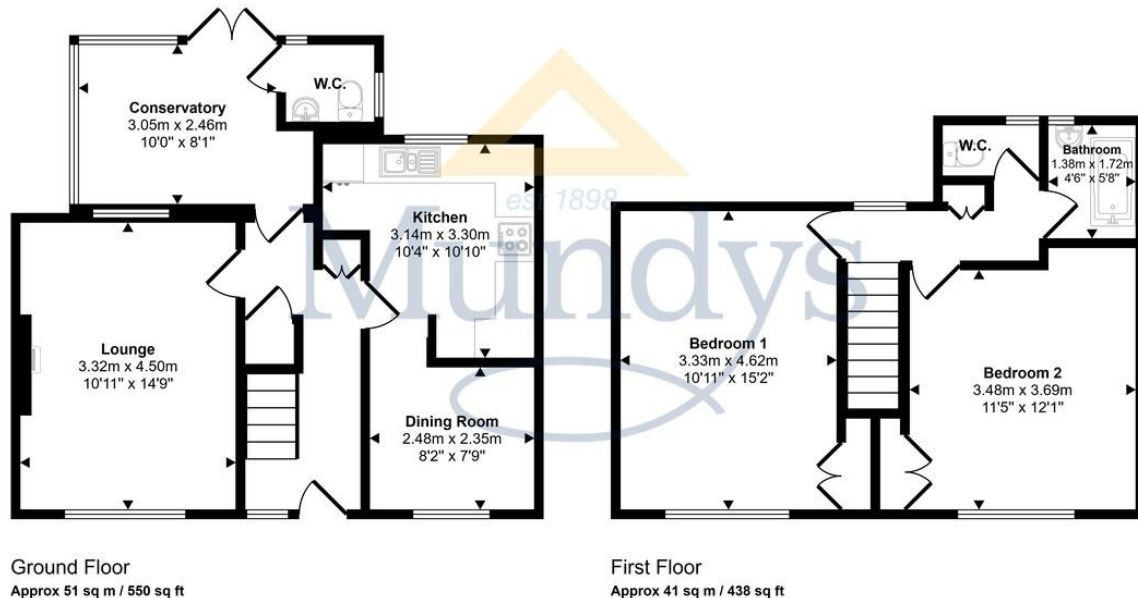
GENERAL

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 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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Approx Gross Internal Area
92 sq m / 988 sq ft



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.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
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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 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.

