







Old Main Road, , Scamblesby, Lincs, LN11 9XG

- SPACIOUS 1,820 sq ft, RENOVATED and very well presented, FOUR bedroom, TWO bathroom (and a W.C.), THREE reception, DETACHED HOUSE with NO 'upward CHAIN'
- · DOUBLE GARAGE (having NEW remote controlled roller shutter doors, light, power and internal door to property) and truly EXTENSIVE PARKING, including for CARAVAN if required
- Dual aspect LOUNGE with feature fireplace, PATIO doors to the rear garden and open plan to NEW generous KITCHEN with built in appliances, views to rear garden and open plan to the the DINING ROOM, and there is a BREAKFAST ROOM
- NEW BATHROOM and NEW EN-SUITE shower room as well as downstairs W.C.

- GENEROUS 0.14 acre plot including expansive countryside VIEWS and SOUTH EAST facing rear GARDEN with THREE paved patios and large double fronted shed
- · DESIRABLE village in the Lincolnshire Wolds, a designated AREA of OUTSTANDING NATURAL BEAUTY
- breakfast room, and there is a UTILITY room
- · NEW CARPETS and FLOORING throughout, UPVC double glazed including patio and external doors, CENTRAL HEATING with annually serviced boiler



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DESCRIPTION

In a desirable village in the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty, this is a spacious 1,820 sq ft, renovated and very well presented, four bedroom, two bathroom (and a W.C.), three reception, detached house, with a double garage (having new remote controlled roller shutter doors, light, power and internal door to property) and truly extensive parking, including for caravan if required, on a generous 0.14 acre plot (sts) including expansive countryside views towards Bluestone Heath ridge, from the south east facing rear garden (having three paved patios and a large double fronted shed), and there is NO 'upward CHAIN'. All in the very desirable, well serviced village of Scamblesby, that has its own pub, primary school, beautiful views, attractive walks, bridleways and cycle routes, only about 7 miles from two well serviced historic market towns, Horncastle and Louth.

The property also benefits from UPVC double glazed including patio and external doors, central heating with annually serviced boiler, new generous kitchen with built in appliances, new bathroom and new en-suite shower room, new electrical consumer unit, re-plastering, painting and decorating, new carpets and flooring throughout, new garage remote controlled roller shutter doors, external light and water supplies, and is offered freehold.

It consists of spacious hall, dual aspect lounge with feature fireplace, patio doors to the rear garden and open plan to the dining room that also has its own door to the hall, breakfast room with views and access to the rear garden and open plan to the new generous kitchen with built in appliances, utility room, W.C, landing, new bath room, master bedroom with new en suite, second, third and fourth bedrooms.

A property for which viewings are highly recommended.

















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Approximate Area = 1556 sq ft / 144.5 sq m Garage = 264 sq ft / 24.5 sq m Total = 1820 sq ft / 169.1 sq m

For identification only - Not to scale





FIRST FLOOR APPROX FLOOR AREA 69.7 SQ M (751 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2024. Produced for Hunters Property Group. REF: 1080711

Viewings

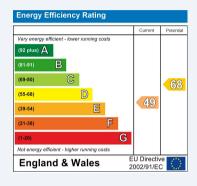
Please contact horncastle@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



