



Mill Lane, Scamblesby, Louth, LN11 9XP

- VERY DESIRABLE country lane LOCATION in the Lincolnshire WOLDS, a designated AREA of OUTSTANDING NATURAL BEAUTY and in a VILLAGE with its own primary school
- EXTENSIVE SECURE off road PARKING including block paved and for CARAVAN/MOTORHOME if required, and there is a CAR CHARGER external port
- Dual aspect 250 sq ft LOUNGE with WOOD BURNER and FRENCH doors to rear garden, FAMILY ROOM and GARDEN ROOM
- Light oak coloured UPVC double glazing including 2 pairs of FRENCH doors, COMPOSITE front door, CENTRAL HEATING with annually serviced boiler, TWO WOOD BURNERS
- GENEROUS and PRIVATE 0.29 ACRE plot (sts) with very well presented and SPACIOUS 1,835 sq ft FOUR bedroom, THREE reception, TWO bathroom, detached PERIOD COTTAGE incl self contained ANNEX POTENTIAL
- FRONT, SIDE and REAR, ESTABLISHED PRIVATE GARDENS, including wildlife garden, small pond, block paved patio, seating area, greenhouse, garage sized concrete sectional shed, large wooden shed
- Dual aspect 330 sq ft soft closure fitted KITCHEN LIVING DINING room incl FEATURE exposed brick FIREPLACE with WOOD BURNER, RANGEMASTER cooker, OAK worktops, BOSCH dishwasher, FRIDGE FREEZER alcove
- VERY DESIRABLE, well serviced VILLAGE, that has its own primary SCHOOL, beautiful VIEWS, attractive WALKS, bridleways and cycle routes, ONLY about 7 miles from TWO well serviced historic market TOWNS

Guide Price £425,000



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DESCRIPTION

In a very desirable country lane location in the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty, with beautiful country walks and in a village with its own primary school, this is a generous and private 0.29 acre plot (sts), with a well presented and spacious 1,835 sq ft four bedroom, three reception, two bathroom, detached period cottage (having self contained annex potential) and extensive secure parking including for caravan/motorhome if required, also having front, side and rear established private gardens and outbuildings.

The property consists of entrance lobby, dual aspect 250 sq ft lounge (with wood burner and French doors to rear garden), family room, garden room, dual aspect 330 sq ft soft closure fitted kitchen living dining room (including feature exposed brick fireplace with wood burner, Rangemaster cooker, oak worktops, Bosch dishwasher, fridge freezer alcove etc), upstairs bath and shower room (including double ended freestanding bath with standpipe side taps, and shower having monsoon and flexible hose heads), downstairs shower room, upstairs three bedrooms (two large doubles and generous third, with master having a suite of built in wardrobes), and downstairs dual aspect large double bedroom with French doors, which together with the family room, shower room and 60 sq ft utility provides self contained annex potential.

The front, side and rear established private gardens include wildlife garden, various herbaceous and shrub borders and vegetable plot with raised beds, small pond, block paved patio, seating area, greenhouse, garage sized concrete sectional shed, large wooden shed, and rear verandah with lighting and power.

It also benefits from UPVC double glazing including 2 pairs of French doors, composite front door, central heating with annually serviced boiler, 2 wood burners, mains operated heat/smoke alarms, external supplies of car charger point, lighting, 3 water taps and 3 power points, and is offered freehold.

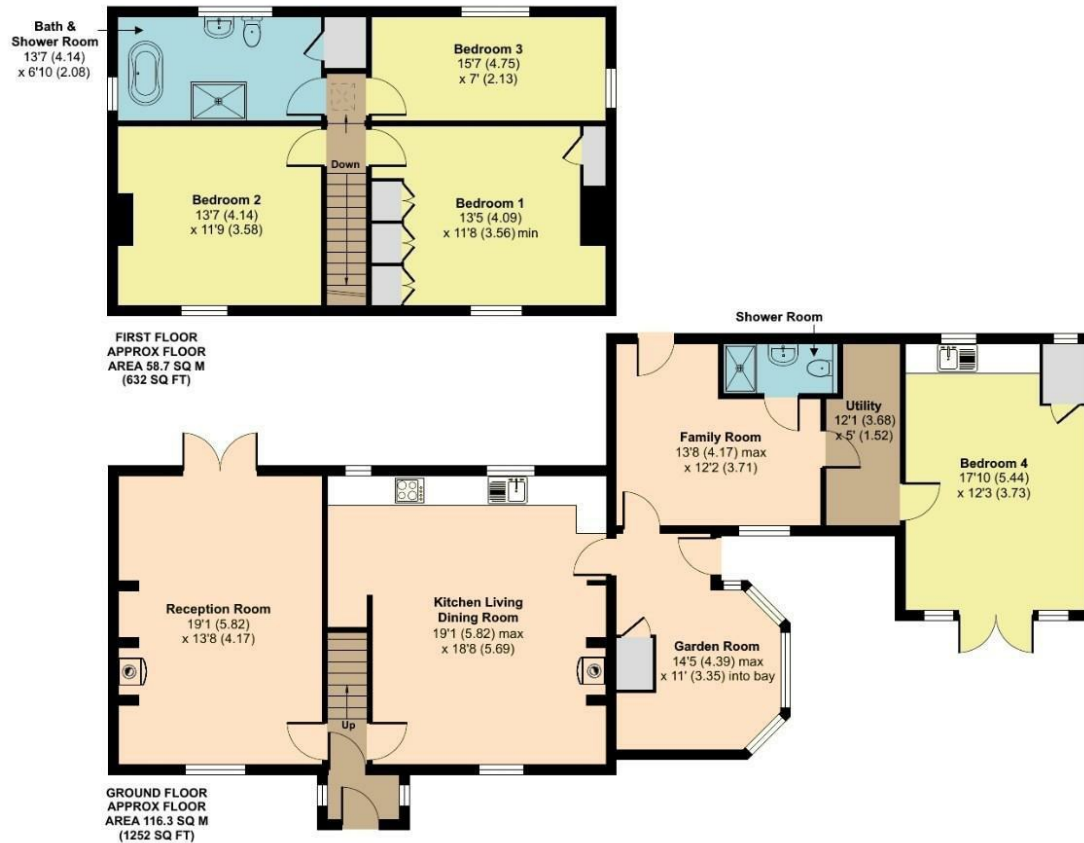




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Approximate Area = 1835 sq ft / 170 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1129462

Viewings

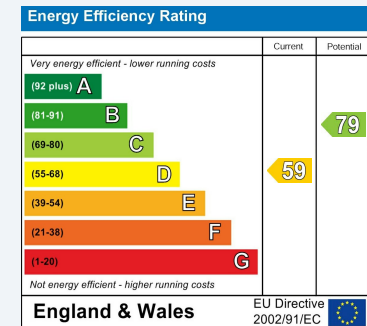
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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