



Moor Lane, South Scarle



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Guide Price £650,000 to £690,000



### Key Features

- Extended Detached Home
- Three Double Bedrooms
- Three Reception Rooms
- Dining Kitchen & Separate Utility
- Ensuite, Bathroom & G/F WC
- Generous Rear Garden & Paddock
- Garage/Workshop & Covered Parking
- Council Tax Band: E
- Tenure: Freehold
- EPC Rating: D







Enjoying a wonderful rural location on the outskirts of the village of South Scarle, this delightful extended detached home boasts an extensive landscaped rear garden, with the plot believed to measure approximately 0.6 acre, and having the added benefit of access through to an adjoining paddock, believed to measure approximately 0.9 acre. Having undergone numerous improvements over the years by the current owners, this property represents a home ready to move straight into but provides versatile accommodation that could suit a variety of needs.

The property's accommodation comprises to the ground floor: inviting entrance hallway, WC, triple aspect lounge and dual aspect dining room, with a marvellous central log burning stove between the two rooms, dining kitchen with granite work surfaces and integrated dishwasher, utility room, boiler room/store and a versatile home office/bedroom four which also enjoys a feature log burning stove. The first floor has a four piece bathroom suite, and three double bedrooms with the master bedroom benefiting from a vaulted ceiling, beautiful bay window overlooking the rear garden and an ensuite shower room.

Externally, the property is approached with right of access across a gravelled driveway which opens to an in-and-out driveway, providing ample off street parking. There is also a double car port and garage/workshop located off the driveway. The rear garden has been superbly landscaped to include a large paved outdoor entertaining area, generous pond, vegetable garden and a detached outbuilding that has a covered area, store room and extremely useful external home office. A gate at the bottom of the rear garden opens through to the paddock with a further access also available off Moor Lane. Other features of this home include oil

fired central heating and UPVC double glazing, with wooden Velux in kitchen. Viewing will be crucial to appreciate the tranquillity and quality of this truly wonderful rural home.

## ACCOMMODATION - Rooms & Measurements

### Entrance Hall

6.50m x 1.78m (21'4 x 5'10) maximum measurements

### Lounge

4.80m x 4.50m (15'9 x 14'9)

### Dining Room

5.08m x 3.30m (16'8 x 10'10)

### Dining Kitchen

5.16m x 5.13m (16'11 x 16'10) maximum measurements

### Utility Room

2.90m x 2.24m (9'6 x 7'4)

### Ground Floor WC

1.60m x 0.86m (5'3 x 2'10)

### Boiler/Store Room

2.26m x 2.24m (7'5 x 7'4)

### Home Office/Bedroom Four

5.28m x 2.18m (17'4 x 7'2)

### First Floor Landing

### Master Bedroom

5.51m x 4.50m (18'1 x 14'9) maximum measurements, into bay window

### Ensuite

4.11m x 0.76m (13'6 x 2'6)







### Bedroom Two

3.33m x 3.33m (10'11 x 10'11)

### Bedroom Three

3.05m x 2.87m (10'0 x 9'5)

### Bathroom

2.84m x 1.98m (9'4 x 6'6)

### Timber Car Port

5.92m x 5.18m (19'5 x 17'0)

### Garage/Workshop

5.18m x 2.84m (17'0 x 9'4)

### Detached Outbuilding:

#### Store Room

4.37m x 2.90m (14'4 x 9'6)

#### External Office

2.90m x 2.77m (9'6 x 9'1)

### Agent's Note

There is a right of access across the neighbouring property's gravel drive to the driveway for this property.

### South Scarle

South Scarle is a pretty village with St Helena's Church and Community Centre at its centre. The village is positioned roughly mid-way between Newark and Lincoln, with excellent road links to the A46 and A1. The nearby village of Collingham lies just 2 miles to the southeast of South Scarle and offers a wealth of amenities including primary school, nursery, doctors, shops and train station to name a few. The neighbouring village of Swinderby also benefits from a primary school and train station. The market town of Newark-On-Trent benefits from the high speed rail link to London Kings Cross in just over an hour.



## Services

Drainage byway of septic tank. Mains electricity is connected. Water is connected by mains to neighbouring property, with this property having a metered spur off.

## Agent's Note – Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

## Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## Referrals

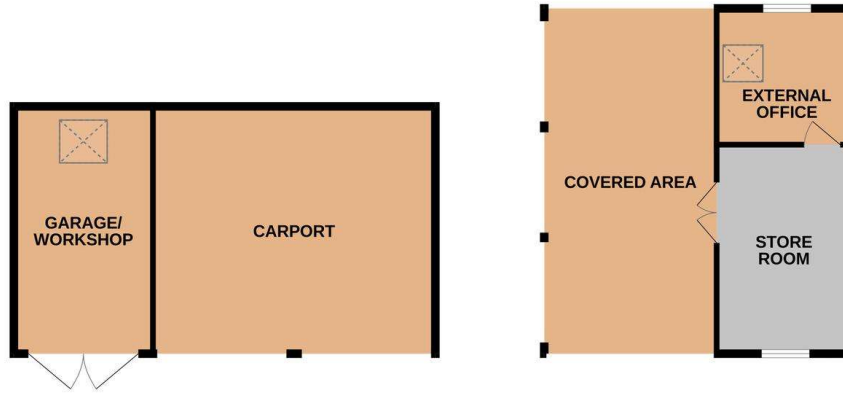
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.







OUTBUILDINGS



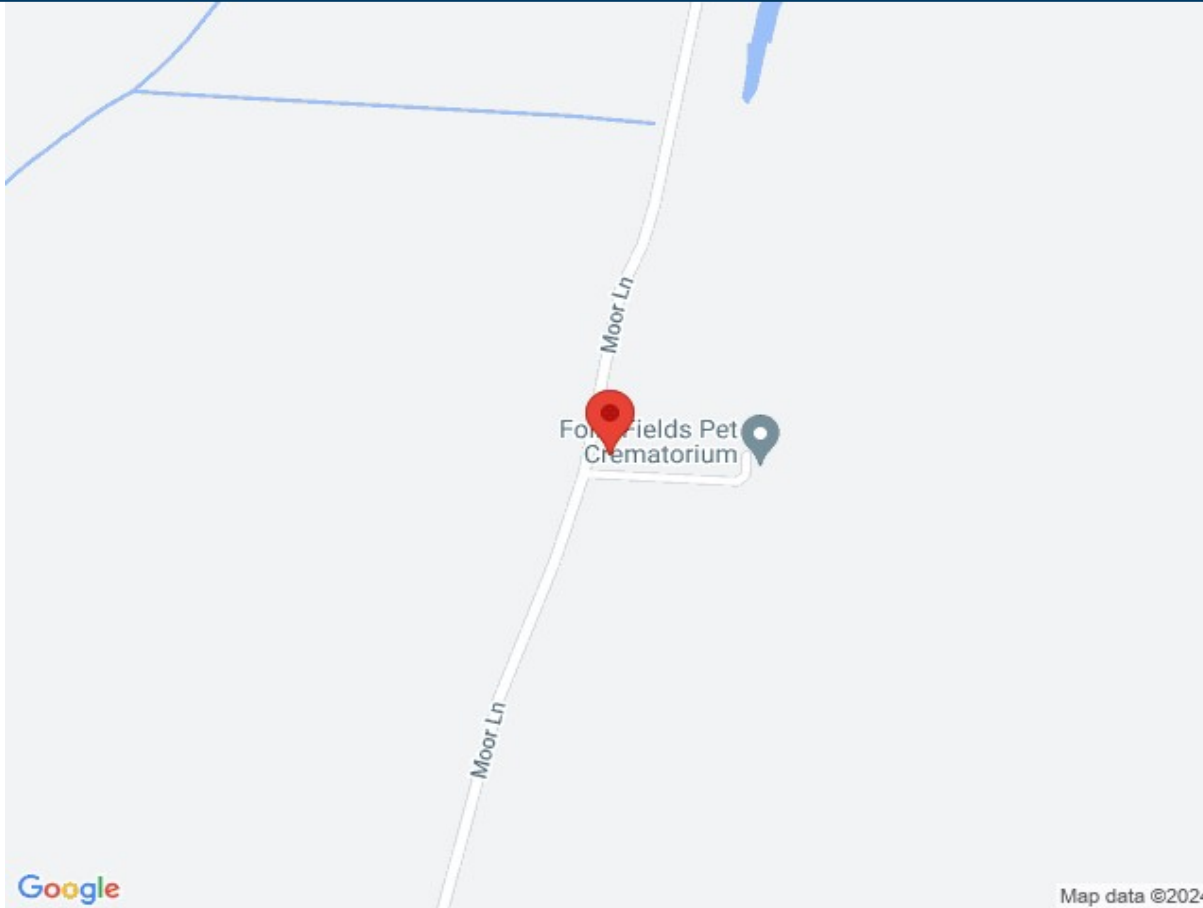
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

