



28 Saint Germain's Way  
Scothern

MOUNT & MINSTER



- Built in 2020
- 7 year NHBC Certificate remaining
  - Popular village location
    - Four bedrooms
    - Two en-suites
  - Bespoke Krantz kitchen
  - Underfloor heating
    - Double garage
  - No onward chain



MOUNT & MINSTER

## INTRODUCTION

This executive four bedroom detached property, built by Trulove in 2020 has been finished with the highest attention to detail and quality finish throughout.

The accommodation briefly comprises of Entrance hall, WC, bespoke Krantz design Kitchen, Dining room with Bifold doors providing access out onto the garden, Lounge with feature brick inglenook fireplace with wood burner, and Katie Brown Utility to the ground floor. To the first floor there are four bedrooms, two en-suites and family bathroom. The property further benefits from Karndean flooring, along with Oak glazed internal doors and staircase, and underfloor heating throughout to the ground floor.

## OUTSIDE

Outside the property is approached via a block paved driveway leading to a double garage with electric door, providing ample off road parking for several vehicles. To the rear of the property is mainly laid to lawn with a raised composite decking area ideal for entertaining, along with a Pergola with porcelain tiles.

## LOCATION

The village of Scothern is location to the North of Lincoln. The village, boasts a popular local hostelry, Tea Room and Garden Centre and an Outstanding rated primary school, Ellison Boulters Academy. There are Outstanding rated secondary school's available in the neighbouring village of Welton and in the City of Lincoln.

The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark Northgate, within easy reach of Lincoln.

## ACCOMMODATION

### Entrance Hall

Sold wood flooring, recessed lighting, stairs rising to first floor.

### Downstairs WC

Solid wooden flooring, tiled splash backs, sink in vanity unit ,low level WC, recessed ceiling lights.

### Kitchen

Bespoke Krantz kitchen with a range of wall and base units with marble work surfaces over, including a feature island unit benefiting from a breakfast bar, integrated appliances include, microwave, double oven, American fridge freezer, wine cooler, induction hob with extractor over. uPVC double glazed windows to side and front elevations, stainless steel double sink with mixer tap

### Dining room

Solid wooden flooring, recessed spot lights, uPVC double glazed bifold doors to rear, velux windows to roof space, air conditioning unit.





**Utility**

Solid wooden flooring, uPVC double glazed window to rear, uPVC double glazed pedestrian door to side, range of Katie Brown wall and base units, sink, recessed spot lights, tiled splashbacks.

**Lounge**

Carpet, uPVC double glazed windows to front and uPVC double glazed French doors to rear, brick inglenook fireplace with slate hearth and oak mantle over housing log burner, air conditioning unit. ceiling light.

**Landing**

Carpet, access to loft space, airing cupboard, radiator.

**Master Bedroom**

Carpet, ceiling light, uPVC double glazed windows to rear, radiator, walk in built in wardrobe with bespoke fitted units, air conditioning unit.

**En Suite**

Fully tiled, low level WC, sink in vanity unit, extractor, walk in shower cubicle with mains shower over. recessed ceiling lights.

**Bedroom two**

Carpet, radiator, built in wardrobes, uPVC double glazed window to front.

**Bedroom Three**

Carpet, ceiling light, uPVC double glazed window to rear, radiator, built in office furniture.

**Bathroom**

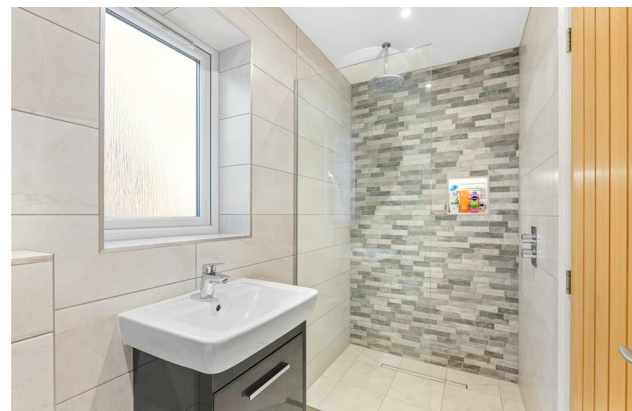
Fully tiled low level WC, sink in vanity unit , uPVC double glazed window to side, bath, walk in shower cubicle with mains shower over, heated towel rail, extractor, recessed ceiling lights.

**Bedroom four**

carpet uPVC double glazed window to front, radiator, ceiling light.

**En Suite**

Fully tiled, uPVC double glazed window to side, sink in vanity unit, low level WC, walk in shower cubicle with mains shower over, wall mounted heated towel rail, extractor.



**METHOD OF SALE**

For sale by way of private treaty.

**TENURE**

Freehold with vacant possession upon completion.

**ENERGY PERFORMANCE CERTIFICATE**

EPC Rating: B

**COUNCIL TAX BAND**

Council Tax Band: F

West Lindsey District Council

#### VIEWINGS

Strictly via the Agents: 01522 716204

#### PARTICULARS

Drafted and photographs taken following clients' instructions of November 2023.

#### ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: [Ellen@mountandminster.co.uk](mailto:Ellen@mountandminster.co.uk)

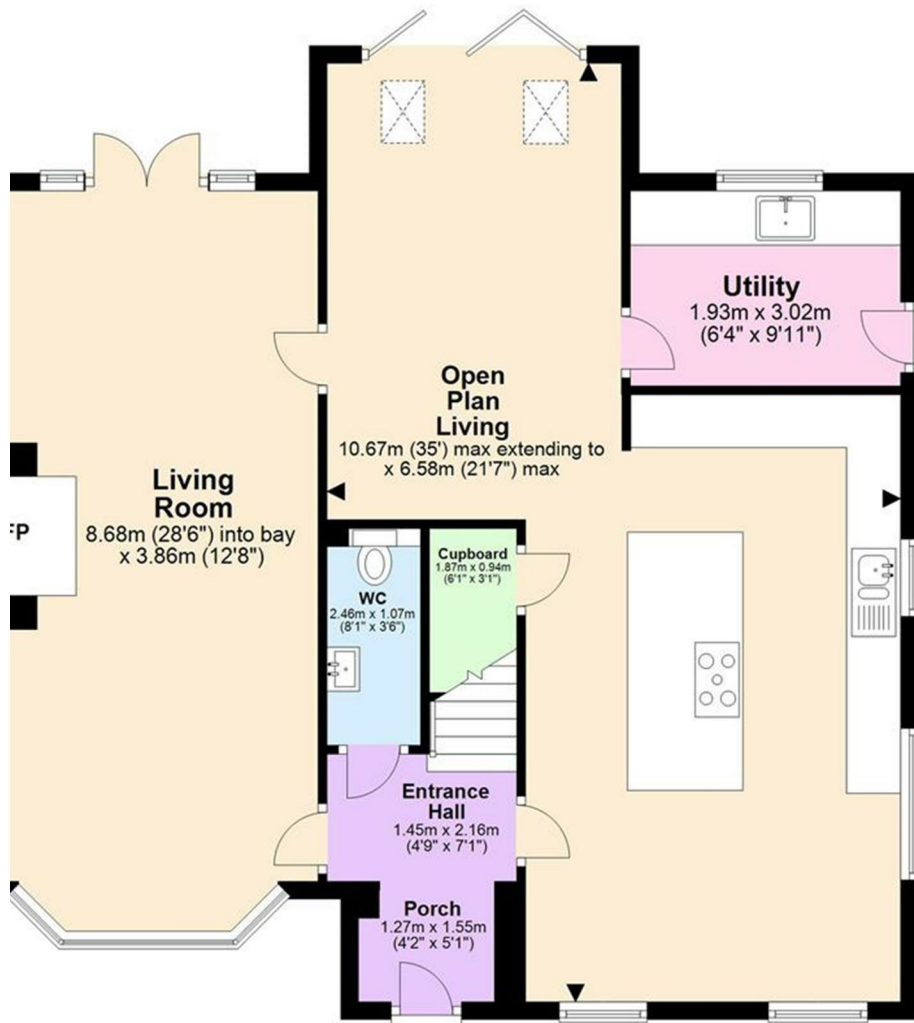
#### BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



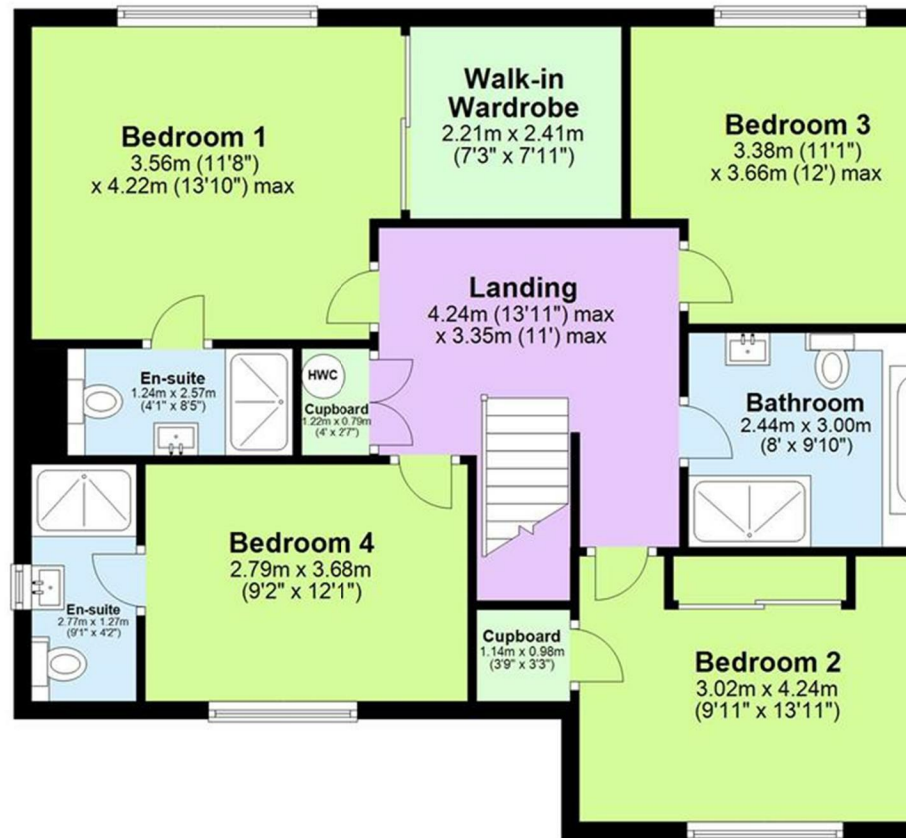
## Ground Floor

Approx. 94.5 sq. metres (1017.5 sq. feet)



## First Floor

Approx. 87.0 sq. metres (936.2 sq. feet)



Total area: approx. 181.5 sq. metres (1953.8 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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