



38 Main Street
Scothern

MOUNT & MINSTER



An opportunity to acquire an immaculate three bedroom detached bungalow on a non estate plot.

- Popular village location
 - Detached bungalow
 - Three bedrooms
 - Two en-suites
- Beautiful south facing landscaped garden
 - New boiler under warranty
 - No onward chain



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INTRODUCTION

An immaculately presented detached bungalow situated in the popular village of Scothern which occupies a generous non estate plot. The property has been extended and re modelled in 2010 by the current owners and benefits from a new boiler which is currently under warranty, along with being offered with no onward chain.

The spacious accommodation briefly comprises, entrance hall, WC, hobby room, dining room, living room, two double bedrooms both with en-suites, along with a further double bedroom or study.

Outside the property is approached via a driveway which leads to ample off road parking with gated access leading to a stunning landscaped garden. The south facing garden is primarily laid to lawn with mature planted beds, patio which is ideal for alfresco dining and entertaining along with a pond and garden shed.

LOCATION

The village of Scothern is located 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.

OUTSIDE

Outside the property is approached via a driveway which leads to ample off road parking with gated access leading to a stunning landscaped garden to the rear. The south facing garden is primarily laid to lawn with mature planted beds, patio area, pond and garden shed.

Entrance Hall

Carpet, radiator, ceiling light.

WC

Carpet, ceiling light, low level WC, pedestal wash hand basin, extractor, radiator.





Hobby room/office

Carpet, radiator, ceiling light.

Dining room

Carpet, radiator, ceiling light,.

Living room

Carpet, uPVC double glazed windows and French doors to rear, electric stove inset to fireplace with marble hearth, two radiators.

Kitchen

Lino flooring, uPVC double glazed window to rear, radiator, range of wall and base units, roll top work surfaces over, stainless steel sink and drainer, ceiling light, free standing fridge freezer, radiator, electric hob with extractor over, integrated electric oven, integrated dishwasher, tiled splashbacks, radiator, uPVC double glazed pedestrian door to side.

Utility

Lino flooring, range of wall and base units, stainless steel sink and drainer, tiled splashbacks, space and plumbing for washing machine and dryer, radiator, extractor, ceiling light.

Bedroom One

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

En-suite

Tiled flooring, low level WC, uPVC double glazed window, sink in vanity unit, wall mounted towel rail, fully tiled, ceiling light, extractor, shower cubicle fully tiled mains shower over.

Bedroom two

Carpet, uPVC double glazed window to side, radiator, ceiling light.

En-suite

Lino flooring, low level WC, P shaped bath with shower attachment, pedestal wash hand basin, uPVC double glazed window to side, part tiled, wall mounted heated towel, extractor.

Bedroom three/Study

Carpet, uPVC double glazed window to side, radiator, ceiling light.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

COUNCIL TAX BAND

Band: C

West Lindsey District Council



TENURE

Freehold with vacant possession upon completion

METHOD OF SALE

For sale by private treaty.

VIEWINGS

Strictly via the Agents: 01522 716204

PARTICULARS

Drafted and photographs taken following clients' instructions of April 2024.

ADDITIONAL INFORMATION

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

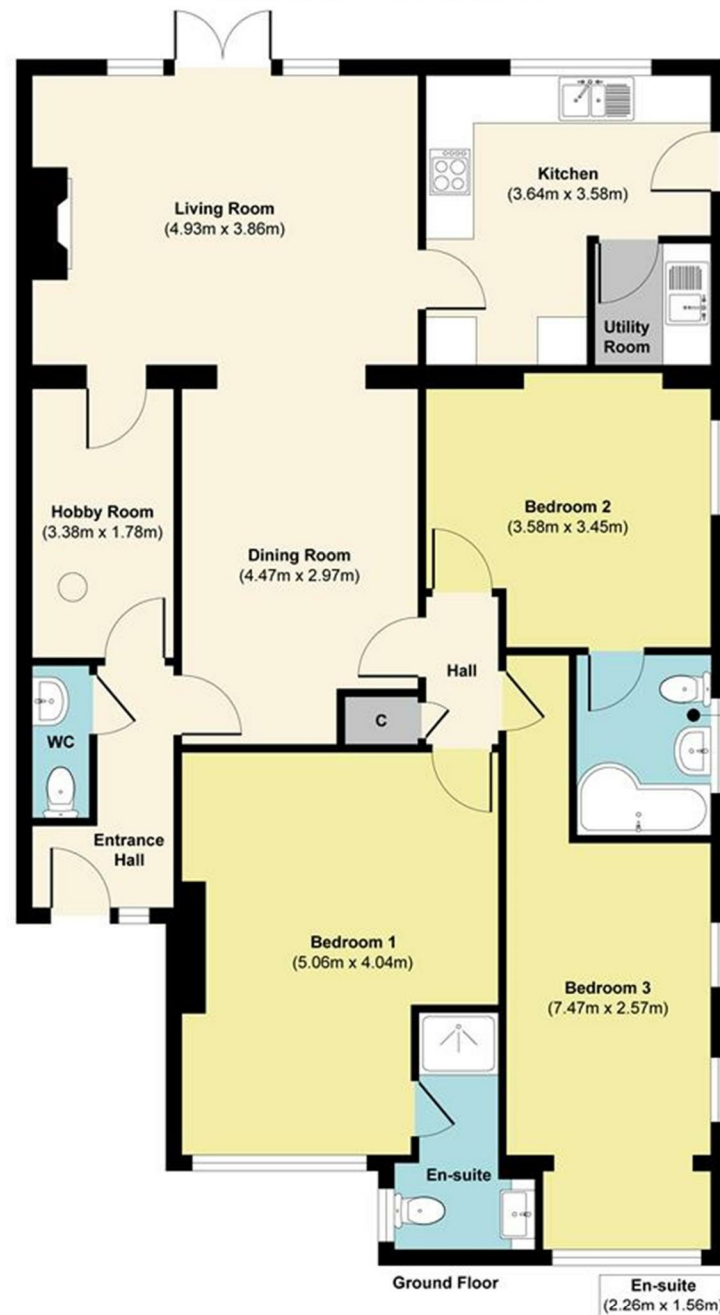
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BUYER IDENTITY CHECK

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.





Approx. Gross Internal Floor Area 113.50 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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