



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Old Main Road

Scamblesby  
LN11 9XJ

£250,000

\*\*\* APPROXIMATELY £40,000 OF ENERGY UPGRADES INSTALLED INCLUDING AIR SOURCE HEAT PUMP, HOT WATER SYSTEM, SOLAR PANELS, NEW INSULATED FIBREGLASS FLAT ROOF. ALL FULLY CERTIFICATED AND GUARANTEED \*\*\* Set in this picturesque Lincolnshire Wolds village of Scamblesby, an area of outstanding natural beauty is this substantial detached FOUR/ FIVE bedroomed detached bungalow providing versatile living accommodation which offers: a large conservatory entrance/boot room, hallway, living room, dining room, fitted kitchen, family bathroom and four / five bedrooms with an additional en suite shower room, Gravel driveway providing ample parking for several cars, motorhome etc. Gardens are mainly to the front and side with pleasant patio area. Viewing is highly advised.

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## The Village

Location in an area of outstanding natural beauty in the heart of the Lincolnshire Wolds, yet within easy reach of the attractive market towns of Louth and Horncastle, via the A153, which runs by the village. The village boasts a well regarded nursery and primary school. The Grammar schools of Horncastle, Alford and Louth are all within easy reach.

### Entrance Conservatory

8' 4" x 9' 11" (2.533m x 3.015m)

An ideal for cloaks/boot room from one of the nearby countryside walks. With tiled flooring and double glazed windows and offering French doors to the front. Door leading into the hallway.

### Entrance Hallway

The main hallway has two front entry doors with one leading from the front conservatory. uPVC double glazed box bay to the front elevation. Central heating radiator. Laminate flooring. Loft access. Storage cupboard.

### Lounge

12' 5" x 10' 11" (3.788m x 3.338m)

Two uPVC double glazed windows to the side elevation and aluminium double glazed bay window to the front with views over

the gardens. Central heating radiator. Open fireplace with brick surround.

### Kitchen

10' 0" x 9' 8" (3.045m x 2.949m)

With uPVC double glazed French doors to the side elevation and a uPVC double glazed window to the rear. Equipped with a range of wall and base units with contrasting high gloss roll edged work surfacing over with inset one and a half bowl sink and drainer. Splashback tiling. Wall mounted Worcester boiler. Plumbing for an automatic washing machine. Integrated freezer. Space for an under counter fridge.

### Dining Room

9' 0" plus bow window x 11' 0" (2.750m x 3.344m)

Offering coving and rose to the ceiling. Central heating radiator. uPVC double glazed bow window to the front elevation.

### Bathroom

5' 6" x 6' 4" (1.673m x 1.943m)

uPVC double glazed window to the rear elevation and fitted with a panelled bath with screen and electric shower over, low level w.c and a pedestal wash hand basin. Tiling to the wall and floor surfaces. Central heating radiator.

### Bedroom One

10' 1" x 12' 7" (3.076m x 3.842m)



Bedroom is located to the rear of the property and has a uPVC double glazed box bow window to the rear. Coving and down lighting to the ceiling. Fitted wardrobes. Central heating radiator.

#### **Bedroom Two**

9' 8" x 9' 4" (2.938m x 2.856m)

Versatile room with uPVC double glazed window to the rear elevation. Central heating radiator.

#### **Bedroom Three**

10' 0" x 8' 0" (3.055m x 2.427m)

This was in the past used as a treatment room and there could be used for such again. Having its own access from the rear via a uPVC entry door along with window. Central heating radiator.

#### **En-suite**

9' 7" x 2' 9" (2.910m x 0.831m)

Offering a shower, Pedestal wash basin and w.c. Splashback tiling. uPVC double glazed window to the rear. Towel radiator.

#### **Bedroom Four**

5' 7" x 9' 7" minimum (1.702m x 2.924m)

Currently used as a home office and having a uPVC double glazed window to the front elevation. Central heating radiator.

#### **Outside**

With the garden being predominantly at the front of the property being mainly laid to lawn, enclosed with hedges, fencing and wall with gravelled area and then leading to a pleasant side patio area. A gravelled pathway leads around the rear of the property. Ample off road parking for several vehicles and space to accommodate a caravan, motorhome etc

#### **Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

#### **Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

#### **Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

#### **Council Tax Information**

Band C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

#### **Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

#### **Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

#### **Mortgage and Financial Advice**

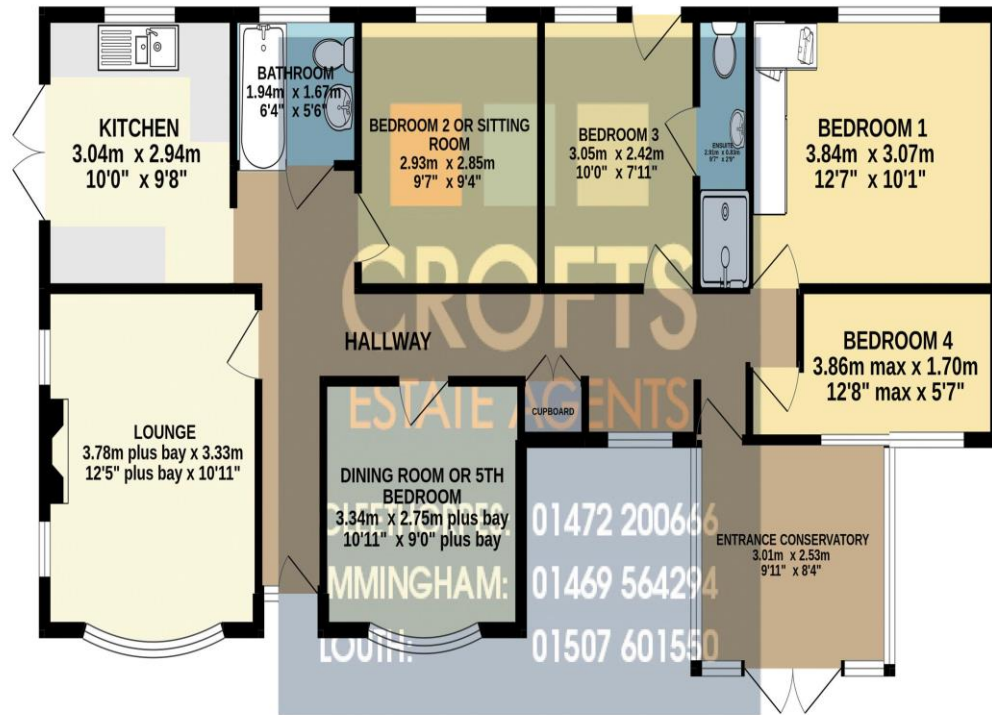
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



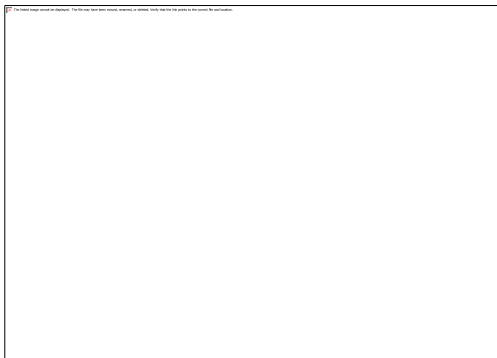
# GROUND FLOOR

92.7 sq.m. (998 sq.ft.) approx.



TOTAL FLOOR AREA: 92.7 sq.m. (998 sq.ft.) approx.

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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