



The Gables Wigsley Road  
North Scarle, Lincoln, LN6 9HD  
£750,000 to £800,000

# The Gables Wigsley Road

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\*\*\*SPACIOUS FAMILY HOME WITH LAND\*\*\* A unique opportunity to own this individual detached family home nestled in a semi rural location on the edge of North Scarle with open country views. The property was built in 1976 and sits on a generous plot of approximately 1.88 acres with potential to rent a further paddock area at the rear of the plot from a nearby neighbour. The Gables has an array of light & airy spacious rooms and offers approximately 2800 sq ft of accommodation. The moment you enter The Gables entrance hall you are greeted by the beautiful grand, bespoke mahogany staircase. The ground floor accommodation comprises a kitchen diner, a dual aspect lounge measuring over 27ft with a marble fireplace, conservatory with views out onto the established gardens, dining room, study, utility room and a downstairs WC. To the first floor the galleried landing leads to the stylish family bathroom, five good sized bedrooms all with fitted wardrobes and sinks in three of the bedrooms. The master suite has a recently refitted ensuite, a dressing area with fitted wardrobes and enjoys open country views. The property benefits from oil fired heating, UPVC double glazing and a septic tank.

The Gables is fronted by a large private driveway accessed via double gates with ample of space for parking and a detached double garage with a separate WC. The established wrap around gardens and grounds are mainly laid to lawn with several vegetable planters, a mature orchard featuring fruiting varieties such as cherries, apples, plums, blackcurrants & pears, a paved seating terrace to enjoy those summer evenings, a further seating area and a paddock which offers versatility as this could be fenced off for equestrian use.

## Location

The Gables is positioned on the edge of North Scarle which has amenities to include a shop with post office, pub, primary school, church, tennis courts, bowling green and fishing lakes. There are a plethora of rural trails and lanes, perfect for walking dogs and riding horses. Collingham is approximately 4 miles away where a wide range of amenities including medical centre, dentist, pharmacy, butchers, library, hairdressers, Co-op and a coffee shop are available.

North Scarle is approximately 12 miles from the cathedral city of Lincoln, offering shops, a full range of leisure facilities, well-respected schools, a university, and historic sites in the Cathedral quarter. Newark is approximately 13 miles and has access to the A1, A17, A46, A52 and a direct rail link ( Newark Northgate is 10 Miles) to London Kings Cross which can be reached in approximately 1 hour and 15 minutes making it ideal for commuters.

## Vendors Comments

The Gables offered us a family home with an abundance of living and entertaining space both inside and out, from horse riding to growing your own veg, this house can accommodate most needs. The property also provides an ideal environment when working from home. When required a London commute from Newark Northgate Station to Kings Cross that being 1hr 15, ensures a good work/life balance. Locally, North Scarle provides, pub, post office, a popular primary school, tennis courts and cricket and bowls clubs. The Cathedral city of Lincoln is 12 miles away which has a wealth of good secondary and independent schools and the top ranking, Lincoln University

## Entrance Hall

15'1 x 11'4 (4.60m x 3.45m)

## Sitting Room

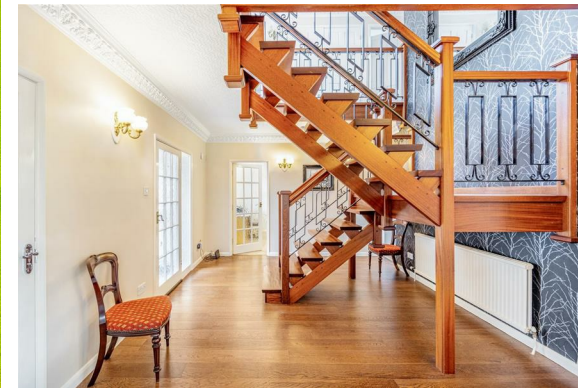
27'5 x 16'3 (8.36m x 4.95m)

## Conservatory

17'6 x 15'5 (5.33m x 4.70m)

## Dining Room

12'1 x 10'6 (3.68m x 3.20m)





**Kitchen Diner**  
18'8 x 10'6 (5.69m x 3.20m)

**Utility Room**  
11'5 x 5'6 (3.48m x 1.68m)

**Office**  
11'5 x 9'4 (3.48m x 2.84m)

**W C**  
6'2 x 2'10 (1.88m x 0.86m)

**Landing**  
15'1 x 11'4 (4.60m x 3.45m)

**Bedroom One**  
16'3 x 9'6 (4.95m x 2.90m)

**Ensuite**  
7'8 x 6'3 (2.34m x 1.91m)

**Dressing Area**  
7'8 x 5'3 (2.34m x 1.60m)  
excluding wardrobes

**Bedroom Two**  
15'9 x 10'4 (4.80m x 3.15m)  
max measurements

**Bedroom Three**  
15'9 x 11'7 (4.80m x 3.53m)  
max measurements

**Bedroom Four**  
16'3 x 8'6 (4.95m x 2.59m)  
max measurements

**Bedroom Five**  
10'2 x 8'10 (3.10m x 2.69m)

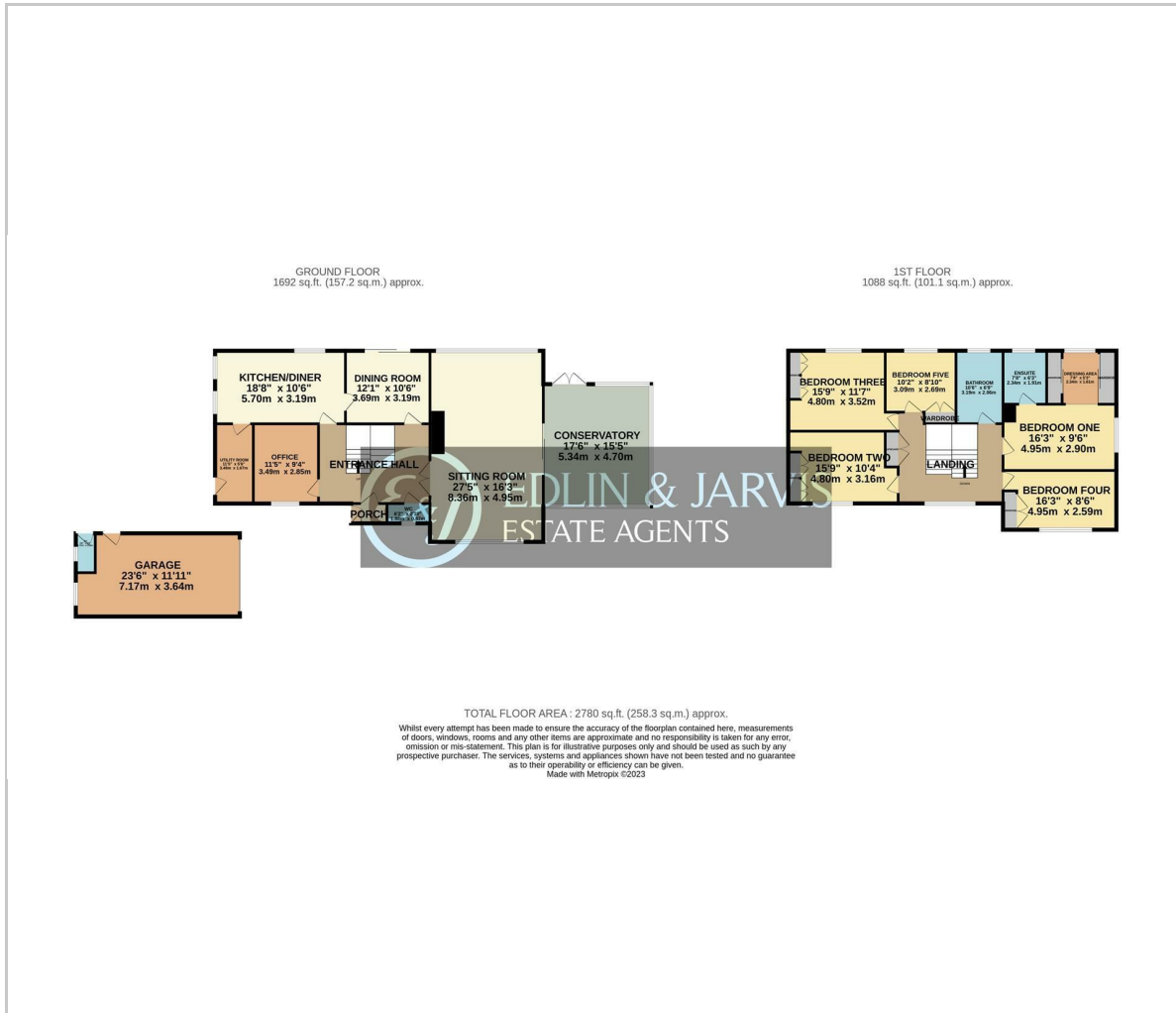
**Bathroom**  
10'6 x 6'9 (3.20m x 2.06m)

**Garage**  
23'6 x 11'11 (7.16m x 3.63m)

**Train stations**  
Swinderby railway station serves the villages of Swinderby, North Scarle, Eagle and Morton Hall in Lincolnshire, England. The station is 8.75 miles (14 km) south west of Lincoln Central on the Nottingham to Lincoln Central Line, owned by Network Rail and managed by East Midlands Railway who provide all services. Newark Northgate train station is approx 10 miles from North Scarle.



## Floor Plan



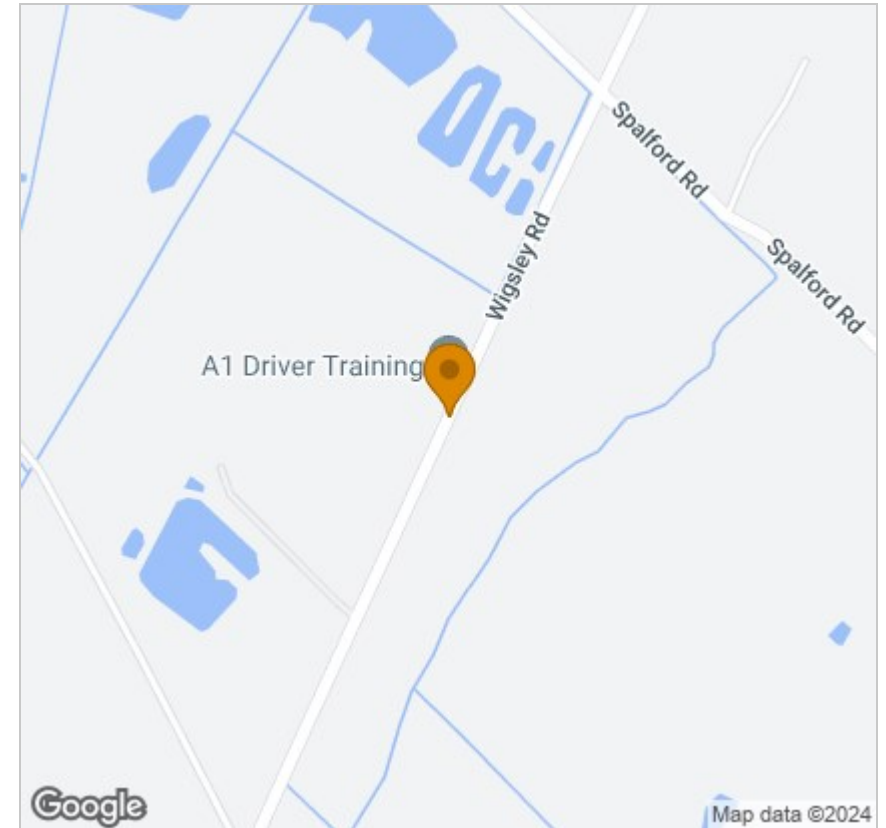
## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

