

***MAIN STREET
SCOPWICK LN4 3NW***



£535,000

An immaculate and spacious Four Bedroom Detached Bungalow, situated on a plot of approximately Half an Acre (subject to survey), which is presented to the highest standard and has a Large Sun Room, Double Garage and a Superb South Facing Rear Garden leading down to the beck. The property offers living accommodation of approximately 1720 sq ft, and benefits from Oil Central Heating, Double Glazing, Full Cavity Wall Insulation (installed in 2005), and Solar Panels (which are owned), providing an income to the owners. The full accommodation comprises Entrance Hall, Living Room with wood burner, Dining Room, Breakfast Kitchen with a range of integrated appliances, Four Double Bedrooms with Dressing Area and En-Suite to the master bedroom, Family Bathroom, Utility Room, Cloakroom, Inner Lobby and a 19'1 Sun Room. Outside, the 'in and out' drive provides more than Ample Parking and leads to the Detached Double Garage. The Rear Garden is a particular feature of the bungalow with extensive lawns, a number of sheds and outbuildings, all being meticulously maintained, leading down to the beck. The garden is particularly private and not overlooked and to fully appreciate everything this superb property has to offer, viewing is highly recommended.

Directions:

Travelling from Sleaford on the A153, head North and proceed through the villages of Ruskington, Dorrington and Digby and continue to the village of Scopwick. Take the second turning on the right into Main Street and the property is located on the right hand side.

A covered storm porch leads to the composite double glazed entrance door providing access to the **Entrance Hall**, having loft access, large store cupboard, coved ceiling and radiator.

Living Room: 5.64m (18'6") x 4.72m (15'6") max

Having bay window, inset wood burner with brick hearth and surround, coved ceiling, two radiators and an arch leading to the Dining Room:



Dining Room: 5.00m (16'5") x 2.67m (8'9")

Having coved ceiling and radiator.



Kitchen: 5.64m (18'6") x 2.24m (7'4")

Having a range of high gloss base units with Quartz worktop over, 1½ bowl composite single drainer sink with mixer tap, double eye level Neff electric ovens, integrated fridge and freezer, pantry cupboard, integrated dishwasher, inset five ring induction hob with glass screen extractor hood, coved ceiling and radiator.



Sun Room: 5.82m (19'1") x 3.68m (12'1")

Having an external 3m sun protection film, ceiling downlighters, tiled floor, coved ceiling, two radiators and French doors providing access to the rear garden.



Sun Room

Inner Lobby:

Having ceiling downlighters, tiled floor and rear entrance door.

Cloakroom:

Having close coupled w.c, floating corner hand washbasin with mixer tap, tiled splashbacks, tiled floor, electric towel radiator and ceiling downlighters.

Utility Room: 2.64m (8'8") x 1.75m (5'9")

Having a range of matching wall and base units with worktop over, single bowl drainer inset sink with mixer tap, tiled splashbacks, floor mounted oil central heating boiler, space and plumbing for washing machine, space for tumble drier, ceiling downlighters and tiled floor.



Bedroom 1: 3.84m (12'7") x 3.45m (11'4")

Having coved ceiling, radiator and dressing area.



Dressing Area 3.15m (10'4") x 1.45m (4'9")

Having two double built-in wardrobes, coved ceiling and ceiling downlighters.

En-Suite: 2.67m (8'9") x 1.70m (5'7")

Being fully tiled and having close coupled wc, vanity hand washbasin with mixer tap, corner shower cubicle with mains fed unit, store cupboard to match the other units, extractor fan, ceiling downlighters and tall towel radiator.



En-Suite

Bedroom 2: 3.89m (12'9") x 3.15m (10'4") max

Having three double built-in wardrobes, coved ceiling and radiator.



Bedroom 3: 3.81m (12'6") x 3.45m (11'4") max

Having coved ceiling and radiator.



Bedroom 4: 3.00m (9'10") x 2.84m (9'4")

Having coved ceiling and radiator.



Family Bathroom: 2.59m (8'6") x 1.75m (5'9")

Being fully tiled and having close coupled w.c, vanity hand washbasin with mixer tap, bath with tiled panel and mixer tap, separate shower cubicle with mains fed shower, ceiling downlighters, tiled floor, extractor fan and tall towel radiator.



Bathroom

Outside:

A five bar gate provides access to the tarmac 'in and out' drive, which in turn leads to the **Detached Double Garage 5.28m (17'4") x 5.08m (16'8")**, having two electric up and over doors, power, lighting and personal door to the rear garden. The remainder of the front garden is laid mostly to lawn with a block paved path, double external 13 amp power point, a variety of mature hedges and trees and well stocked borders, all enclosed by timber fencing and hedging. A feature wooden gate provides access to the **Rear Garden** having an extensive patio area, large lawn area, numerous decorative borders and well manicured trees, with further gravelled borders for ease of maintenance. A further patio area leads to the beck with a **Timber Shed** and **Summer House**, both with power and lighting, and there are steps which lead down to the beck. On the other side, the patio extends and leads to a further Timber Store and Sheds, all of which have their own guttering and individual water butts. There are numerous outside lights and external power points and a cold water tap is fitted.



Rear Garden



Further Rear Photo



Front Garden



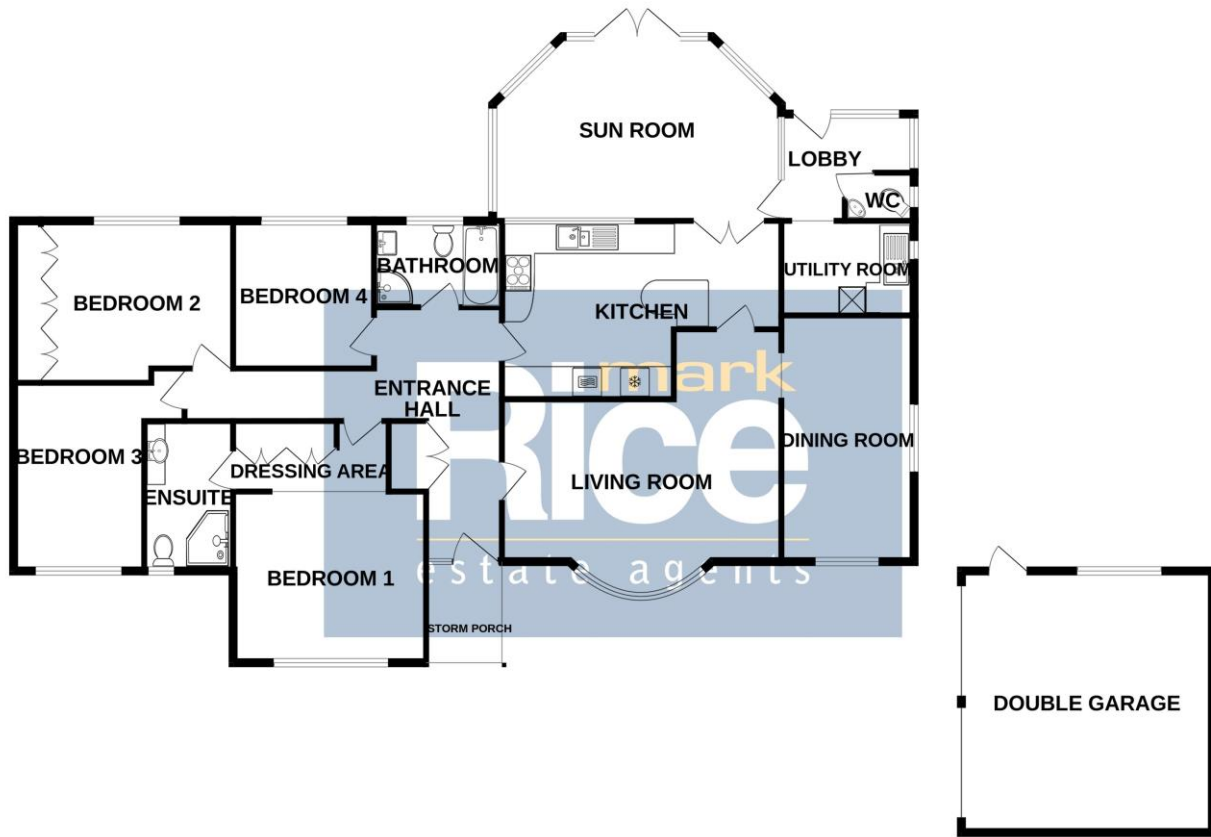
Driveway

Agent's Note:

The solar panels are owned and generate an income of approximately £2,500 per annum. The new owners will have the benefit of this.

Council Tax Band E.

GROUND FLOOR
2057 sq.ft. (191.1 sq.m.) approx.



TOTAL FLOOR AREA: 2057 sq.ft. (191.1 sq.m.) 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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Agent's Note:

These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings:

Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003:

We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 20/08/2024

Viewing Strictly by Appointment With Mark Rice Estate Agents
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