



Barlings Ley,

The Green, Main Street, Scothern, Lincoln

BROWN & CO JH Walter



Barlings Ley, The Green, Main Street, Scothern, Lincoln

A deceptively spacious detached family home situated on a large plot within the highly sought after village of Scothern. The property comprises of entrance hallway, cloakroom, study, large living room, and an open-plan kitchen / dining room to the ground floor, along with master bedroom with en-suite, three further double bedrooms and a family bathroom to the first floor. Outside the property has a driveway providing parking for several vehicles, large timber workshop in the front garden and generous lawned gardens to the rear.



ACCOMMODATION

Entrance Hall

Front entrance door, double glazed window to front, stairs rising to first floor, cloaks cupboard, radiator.

Cloakroom

Glazed window to side, vanity wash basin and WC, storage cupboard, extractor, radiator.

Study

Double glazed window to side, radiator.

Living Room

Double glazed sliding patio doors and window to rear, wood burning stove.

Kitchen / Dining Room

Double glazed windows to side and rear, one and a half stainless steel drainer sink, preparation work surfaces, base and eye level storage units, tiled splash backs, integrated oven and hob with extractor hood over, breakfast bar, space for fridge freezer, washing machine and dishwasher, tiled floor, two radiators.

Side Lobby

Doors to the front and back of the property and to the garage. There is also a WC and meter cupboard.

First Floor Landing

Double glazed window to front, radiator.

Bedroom One

Double glazed window to rear, range of built in wardrobes, radiator.

En Suite

Double glazed window to rear, WC, pedestal wash basin, double shower cubicle, heated towel rail, tiled flooring and walls.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to front, built in wardrobes, wash basin, radiator.

Bedroom Four

Double glazed window to front, built in wardrobe, radiator.

Bathroom

Double glazed window to front, WC, wash basin, bath with wall mounted shower unit over.

OUTSIDE

The property has electric gates leading to a driveway parking for several vehicles and leads to the double garage. There is also a large timber workshop situated in the front garden with power and lighting. The generous rear garden is mainly laid to lawn with decking, decorative shrubs and borders and a rubber barked area ideal for a children play area.

SITUATION

Scothern is a thriving village with good transport links and local amenities including The Bottle and Glass public house, garden centre and church. Excellent schooling is also on offer via the Ellison Boulters Academy primary school in the village and William Farr Comprehensive School in neighbouring Welton.

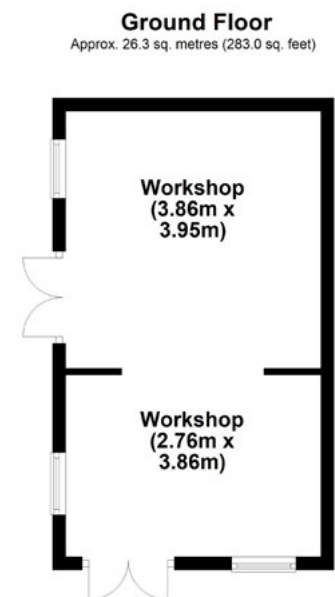
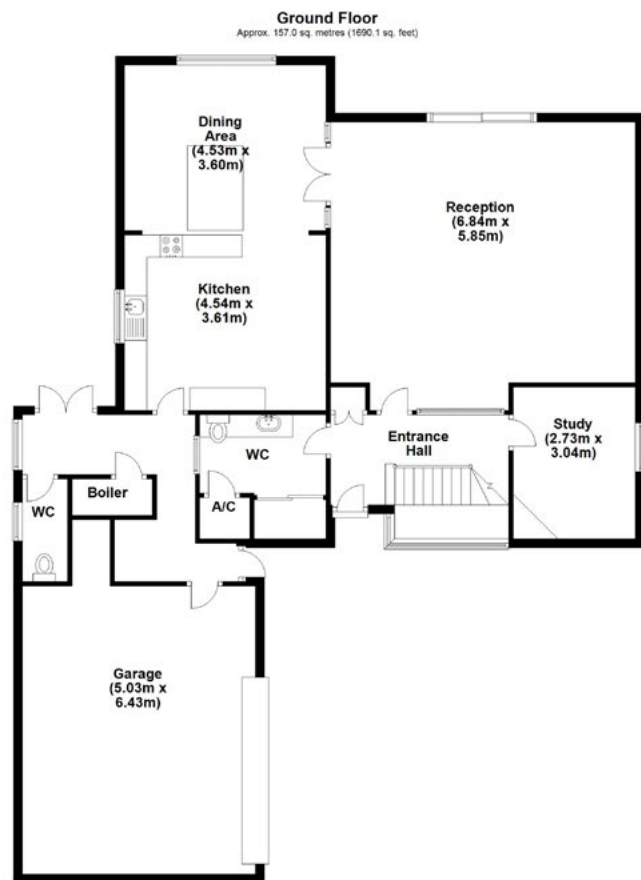
AGENTS NOTE

The property benefits from SEG Solar panels.

COUNCIL TAX

Band E





Total area: approx. 26.3 sq. metres (283.0 sq. feet)

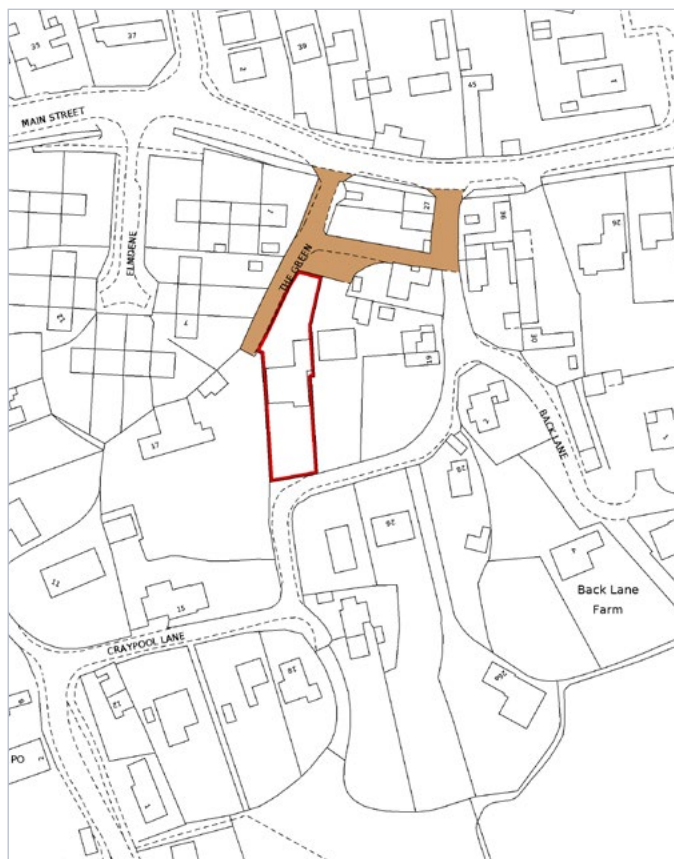
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Total area: approx. 255.5 sq. metres (2750.3 sq. feet)

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Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| Barlings Ley The Green Main Street LINCOLN LN2 2UJ | Energy rating C | Valid until: 14 June 2032 Certificate number: 1700-1457-0422-8194-3623 |
|--|---------------------------|---|

Property type: Detached house

Total floor area: 206 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

POSTCODE: LN2 2UJ

AGENT

James Drabble

01522 504304

James.drabble@brown-co.com

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

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