



Keepers Cottage
School Crescent, Scothern

BROWN & CO JH Walter



Keepers Cottage, School Crescent, Scothern, Lincoln, LN2 2UQ

A superbly presented and spacious detached house situated in the heart of the much sought after village of Scothern.

The property comprises of an entrance lobby, lounge, kitchen / dining room, orangery, rear hall, utility and WC to the ground floor, along with a master bedroom with en-suite, two further double bedrooms and a bathroom to the first floor.

Outside to the front is a driveway which leads to a detached garage, whilst to the rear is a pleasant, walled in courtyard.



ACCOMMODATION

Ground Floor

Entrance Lobby

Front entrance door, doors leading to both the living room and kitchen.

Lounge

Double glazed window to front, brick fireplace, radiator.

Kitchen / Dining Room

Double glazed window to front, one and a half stainless steel drainer sink, worktops, base and eye level storage units, integrated oven and hob with extractor over, integrated dishwasher, two radiators.

Orangery

Double glazed windows to rear, door leading to rear garden, radiator.

Inner Hall

Double glazed window to side, stairs rising to first floor, radiator.

Utility

Double glazed window to rear, side entrance door, boiler, stainless steel drainer sink, worktop, spaces for washing machine and tumble dryer, storage units, radiator.

WC

Double glazed window to rear, WC, vanity wash basin, radiator.

First Floor

Landing

Double glazed window to side, airing cupboard housing hot water cylinder and shelving, radiator.

Bedroom One

Two double glazed windows to front, radiator.

En Suite

Double glazed window to side, WC, pedestal wash basin, shower cubicle, heated towel rail.

Bedroom Two

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

Bedroom Three

Double glazed window to rear, built in wardrobe, loft access, radiator.

Bathroom

Double glazed window to rear, bath, pedestal wash basin, WC, radiator.

Outside

To the front is a driveway which leads to a detached garage with up and over door and personnel door which is accessed from the rear garden. To the rear is a pleasant enclosed, walled in paved courtyard.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band D

MOBILE

We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone.



BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps

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.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
01522 504304
lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

Keepers Cottage School Crescent Scotthorn LIVINGS LN2 2UQ	Energy rating D	Valid until: 28 January 2034 Certificate number: 1400-6214-0822-8320-3943
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Property type	Detached house
Total floor area	118 square metres

Rules on letting this property

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

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 rating and score

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

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

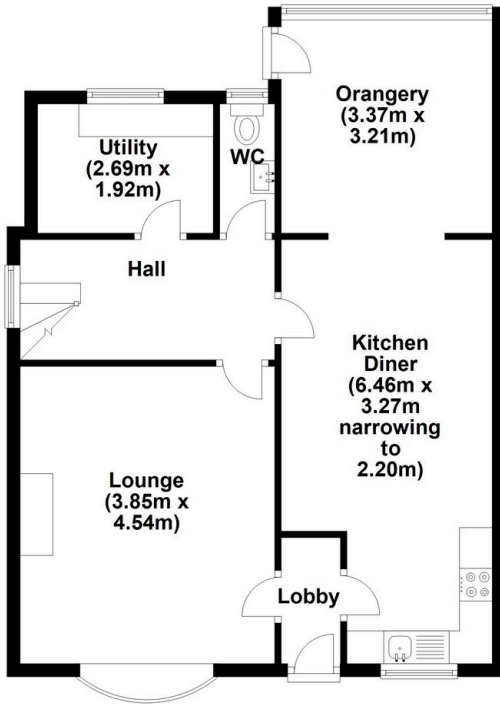
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	76 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. 65.5 sq. metres (705.6 sq. feet)

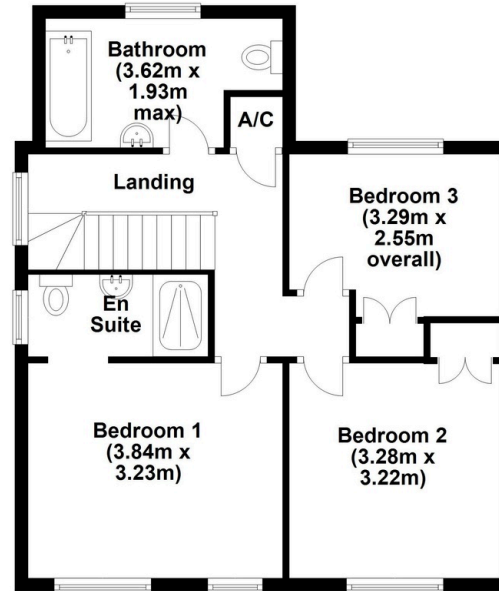


Total area: approx. 119.8 sq. metres (1289.4 sq. feet)

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

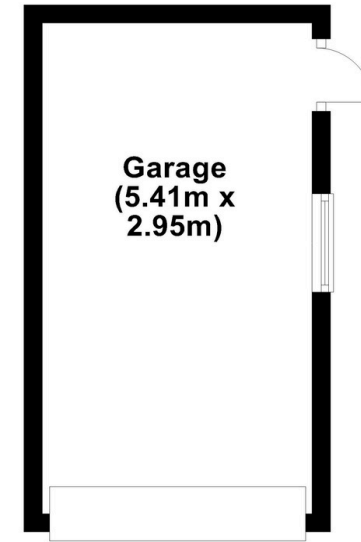
First Floor

Approx. 54.2 sq. metres (583.8 sq. feet)



Ground Floor

Approx. 15.9 sq. metres (170.7 sq. feet)



Total area: approx. 15.9 sq. metres (170.7 sq. feet)

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IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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