



9 Lime Tree Paddock
Scothern, Lincoln

BROWN & CO JH Walter



9 Lime Tree Paddock, Scothern, Lincoln, LN2 2XD

A spacious detached house situated on a quiet close within the highly sought after village of Scothern.

The property benefits from excellently presented accommodation comprising of an entrance hall, living room, open-plan kitchen/dining room, study/family room, utility and WC to the ground floor, along with three double bedrooms and a family bathroom to the first floor.

Outside to the front is a driveway whilst to the rear is an enclosed garden mainly laid to lawn with paved patio.

The Property is sold with No Onward Chain



ACCOMMODATION

Ground Floor

Entrance Hall

Entrance door and double glazed window to front, stairs rising to first floor with understairs storage, tiled flooring, radiator.

Study / Family Room

Double glazed window to front, light tunnel, radiator.

Living Room

Two double glazed windows to front, gas fire, two radiators.

Kitchen / Dining Room

Double glazed French doors and window to rear, drainer sink inset to worktop, base and eye level storage units, space for a range cooker with extractor over, integrated dishwasher, fridge freezer and microwave, tiled flooring, radiator.

Utility

Double glazed window and entrance door to rear, stainless steel drainer sink, worktops, base and eye level storage units, space and plumbing for washing machine and fridge, tiled flooring, boiler housing in cupboard, radiator.

WC

WC, vanity wash basin, heated towel rail.

First Floor

Landing

Loft access.

Bedroom One

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, bath, walk in shower, wash basin, WC, heated towel rail, tiled flooring and walls.

Outside

To the front is a driveway providing off street parking whilst gated side access leads to an enclosed rear garden mainly laid to lawn with a patio.

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, O2, Three 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)

9 Lime Tree Paddock Scoltham LINCOLN LN2 2XD	Energy rating C	Valid until: 5 March 2034 Certificate number: 1234-8627-9309-0526-5202
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Property type	Detached house
Total floor area	116 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

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

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

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

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.

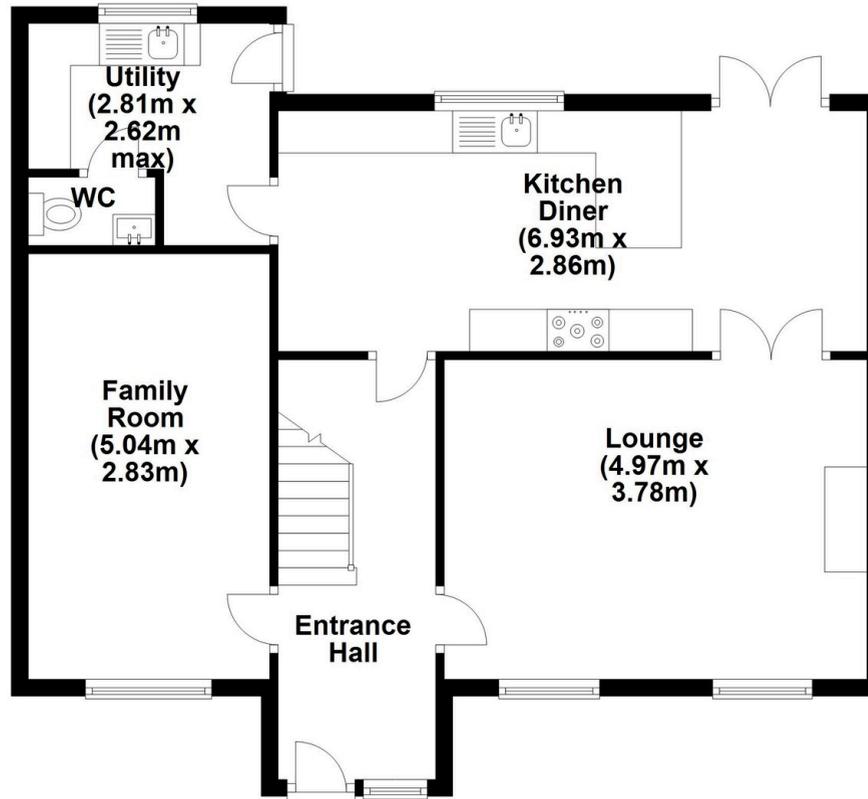
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



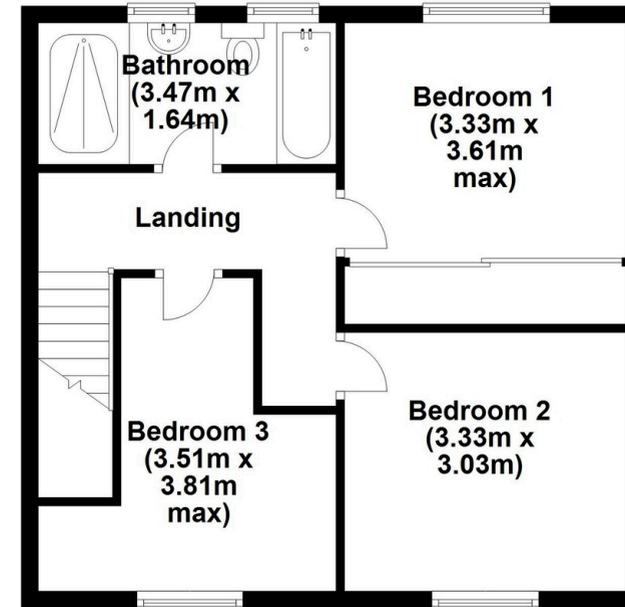
Ground Floor

Approx. 72.1 sq. metres (776.1 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.7 sq. feet)



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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