



Bergholt House,  
4 Dunholme Road, Scothern, Lincoln



# Bergholt House, 4 Dunholme Road, Scothern, Lincoln

Lincoln - 6 miles

A spacious detached family home situated on a generous non-estate plot within the highly sought after village of Scothern. The property benefits from well-presented accommodation comprising briefly of entrance hall, WC, living room, dining room, kitchen, utility and study to the ground floor, along with four bedrooms and bathroom to the first floor. Outside the property has a large driveway providing parking for several vehicles, double garage with electric door, a generous lawned rear garden with workshop.



## ACCOMMODATION

### Entrance Hall

Front entrance door, stairs rising to first floor, under stairs storage cupboard, coving to ceiling, radiator.

### WC

Double glazed window to front, vanity wash basin, WC, heated towel rail, tiled flooring and walls, storage cupboard, LED mirror.

### Living Room

Double glazed French doors opening to rear garden, double glazed windows to front, side and rear, open fire, coving to ceiling, two radiators.

### Study

Double glazed window to front, coving to ceiling, radiator.

### Kitchen

Double glazed window to rear, double sink with drainer and mixer tap over, preparation work surfaces, matching base and eye level storage units, integrated five ring gas hob with extractor hood over, integrated double oven, microwave and dishwasher, space for fridge freezer, tiled flooring, boiler housed in cupboard, radiator.

### Dining Room

Double glazed patio doors to rear garden, double glazed windows to side, tiled flooring, radiator.

### Utility

Stainless steel drainer sink, work top, storage units, space for washing machine, tiled flooring, entrance door leading to the front of the property, door leading to garage.

## First Floor

### Landing

Double glazed window to front, airing cupboard housing hot water cylinder and shelving, loft access, coving to ceiling, radiator.

### Bedroom One

Double glazed window to rear, fitted wardrobes, coving to ceiling, radiator.

### Bedroom Two

Double glazed window to front, fitted wardrobe, radiator.

### Bedroom Three

Double glazed window to rear, fitted wardrobe, coving to ceiling, radiator.

### Bedroom Four

Double glazed window to rear, storage cupboard, coving to ceiling, radiator.

### Bathroom

Double glazed window to front, bath with wall mounted shower unit over and glazed shower screen, vanity unit with wash basin and WC, heated towel rail, LED mirror with bluetooth speakers, tiled flooring and walls, extractor.

## OUTSIDE

The property is accessed via a block paved driveway which provides parking for several vehicles and leads to a double garage with electric roller door. The front garden is laid to lawn with decorative shrubs and borders. Gated side access leads to a large lawned rear garden with patio area, decorative shrubs and borders, there is also a timber workshop (20ft x 14ft) on a concrete base with double doors, power and lighting.



**AGENTS NOTE**

The property has 4KWp solar panels which benefit from the original solar PV Feed-in- Tariff payments, an electric car charger, and alarm system. The boiler is housed in a cupboard in the kitchen and the loft is part boarded.

**SITUATION**

Scothern is a popular village full of character situated approximately 6 miles to the North of Lincoln. In the village itself is the Bottle & Glass public house, a garden centre with tea room, village hall and Church. It is also home to the highly reputable Ellison Boulters primary school and falls within the catchment area of William Farr Secondary School located in the nearby village of Welton.

**COUNCIL TAX BAND**

Band D

**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.

**AGENT**

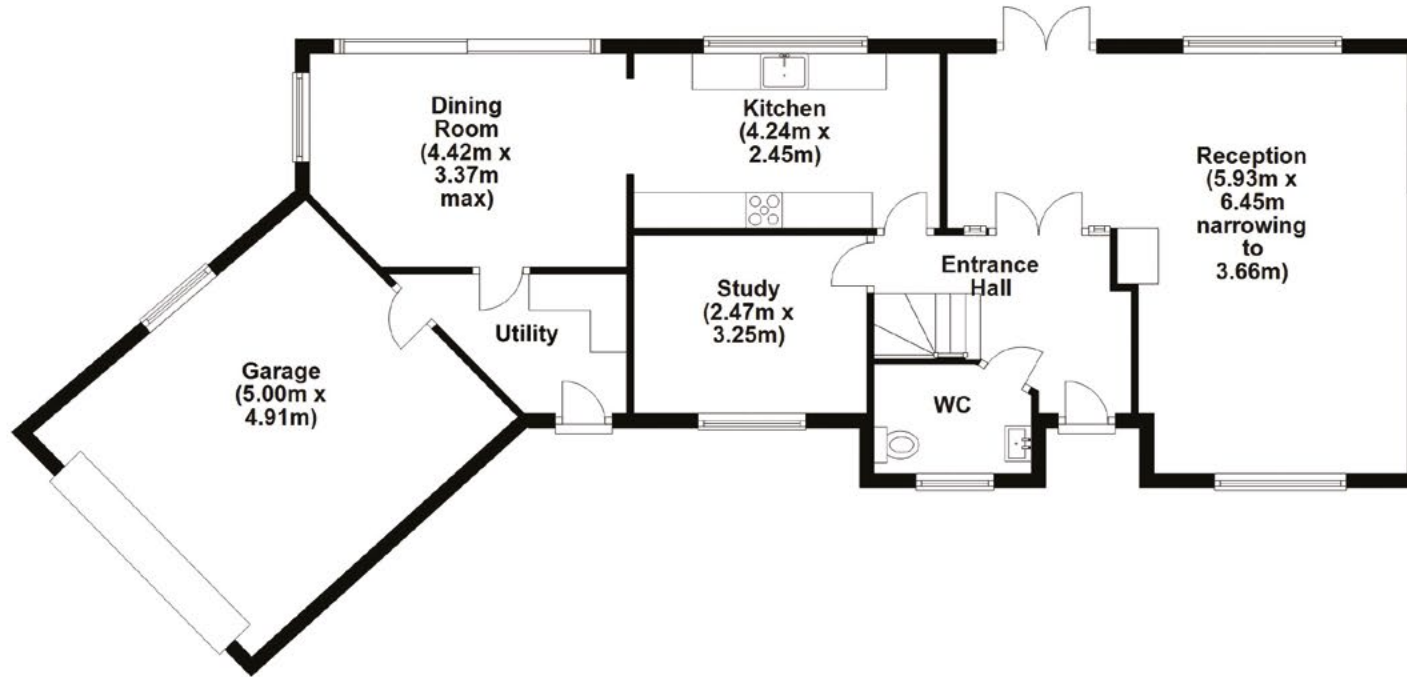
James Drabble

01522 504304

James.drabble@brown-co.com

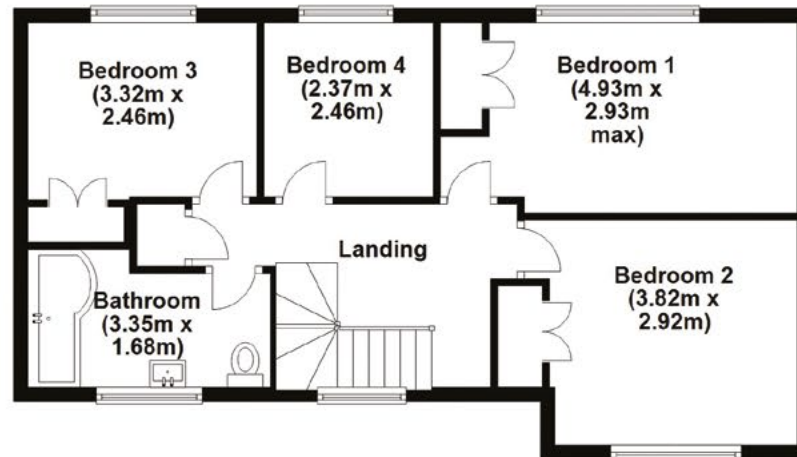
### Ground Floor

Approx. 98.9 sq. metres (1064.4 sq. feet)



### First Floor

Approx. 57.2 sq. metres (615.3 sq. feet)



Total area: approx. 156.0 sq. metres (1679.6 sq. feet)





POSTCODE: LN2 2UD

Energy performance certificate (EPC)																																		
4 Dunholme Road Sothorn LINCOLN LN2 2UD	Energy rating <b>D</b>	Valid until: 2 August 2032 Certificate number: 0370-3018-6208-0882-9204																																
Property type	Detached house																																	
Total floor area	137 square metres																																	
<b>Rules on letting this property</b>																																		
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 <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</a> .																																		
<b>Energy efficiency rating for this property</b>																																		
This property's current energy rating is D. It has the potential to be B.																																		
<a href="#">See how to improve this property's energy performance.</a>																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td>82   B</td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>64   D</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A			81-91	B		82   B	69-80	C			55-68	D	64   D		39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>	
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