



32 Heath Road  
Scopwick, Lincoln

**BROWN & CO** JHWalter







## 32 Heath Road, Scopwick, Lincoln

A charming estate property nestling in around 0.09 of an acre with far reaching countryside views. The accommodation comprises a kitchen, lounge/diner, utility and bathroom to the ground floor with three bedrooms to the first floor. Outside offers a parking area, patio and lawn to the rear elevation with a gate leading to a well proportioned front lawn with hedged boundaries and further gate to the footpath.



### ACCOMMODATION

#### Entrance Porch

Double glazed casement window to side elevation, electric heater, doorway to;

#### Kitchen

Double glazed casement to side elevation, fitted wall and base units with Belfast one and half bowl sink, New World Range cooker with extractor over, part tiled walls, single radiator.

#### Lounge/Diner

Double glazed casement window to front elevation, built in storage, double radiator, electric fire.

#### Bathroom

Double glazed casement window to front elevation, three piece suite comprising panelled bath with electric shower over, pedestal wash basin, low flush WC, radiator, part tiled walls, extractor.

#### Hall

With stairs to first floor, under stairs cupboard, radiator.

### First Floor

#### Bedroom One

Double glazed casement window to front elevation, radiator.

#### Bedroom Two

Double glazed casement window to side elevation, radiator, airing cupboard with Ideal boiler.

#### Bedroom Three

Double glazed casement window to front elevation, radiator.

#### Outside

The property nestles in around 0.09 of an acre with far reaching countryside views. Access is via a right of way over the track to the rear which leads into a parking area, patio and lawn to the rear elevation with a gate leading to a well proportioned front lawn with hedged boundaries and further gate to the footpath.

#### Utility

Accessed from a separate outside door this useful space offers fitted wall and base units with space and plumbing for a washing machine and tumble dryer.

### Former WC/Store

A former WC which now offers further storage.

### Outbuilding

A useful storage building which is split with the neighbouring property.

### Tenure & Possession

Freehold and for sale by private treaty.

### Council Tax

Band C

### Mobile

We understand from the Ofcom website there is very limited mobile coverage from EE, three and Vodafone with better coverage from O2.

### Broadband

We understand from the Ofcom website that standard and Ultra fast broadband is available near this property with a maximum download speed of 1000 Mbps and an upload speed of 500 Mbps.





### Services

The property offers mains water, gas, electric and mains sewer connection.

### 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 Mulhall  
01522 504304  
lincolncitycentre@brown-co.com

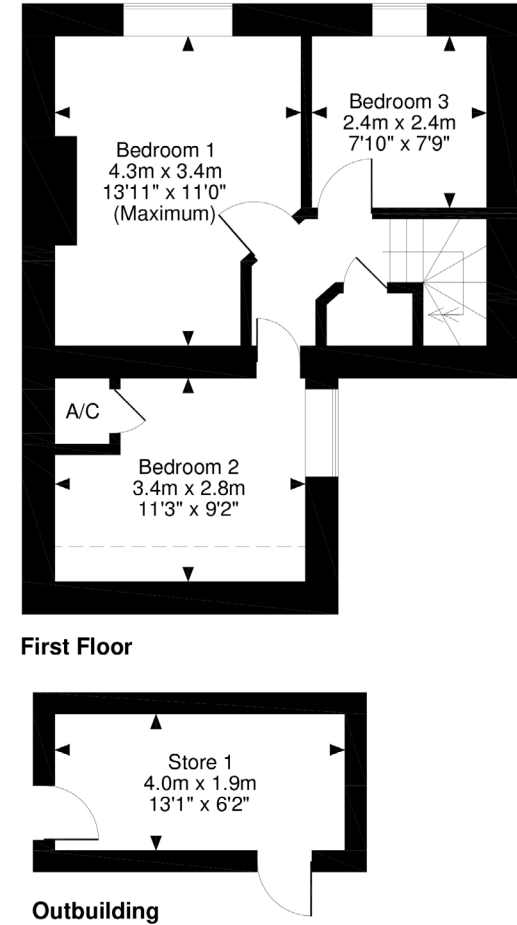
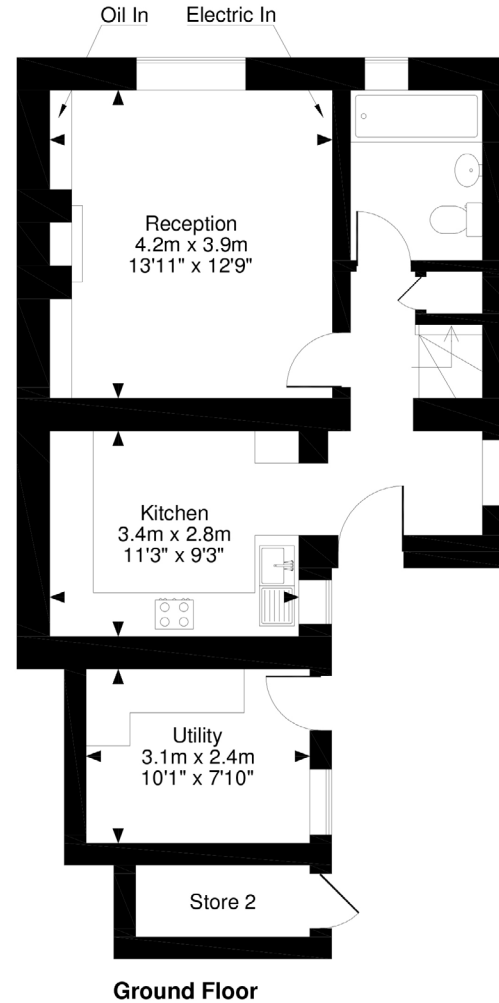
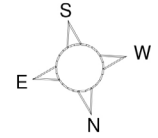
### S373 32 Heath Road, Scopwick, Lincoln

Approximate Gross Internal Area

Main House = 908 Sq Ft/85 Sq M

Stores = 105 Sq Ft/9 Sq M

Total = 1013 Sq Ft/94 Sq M



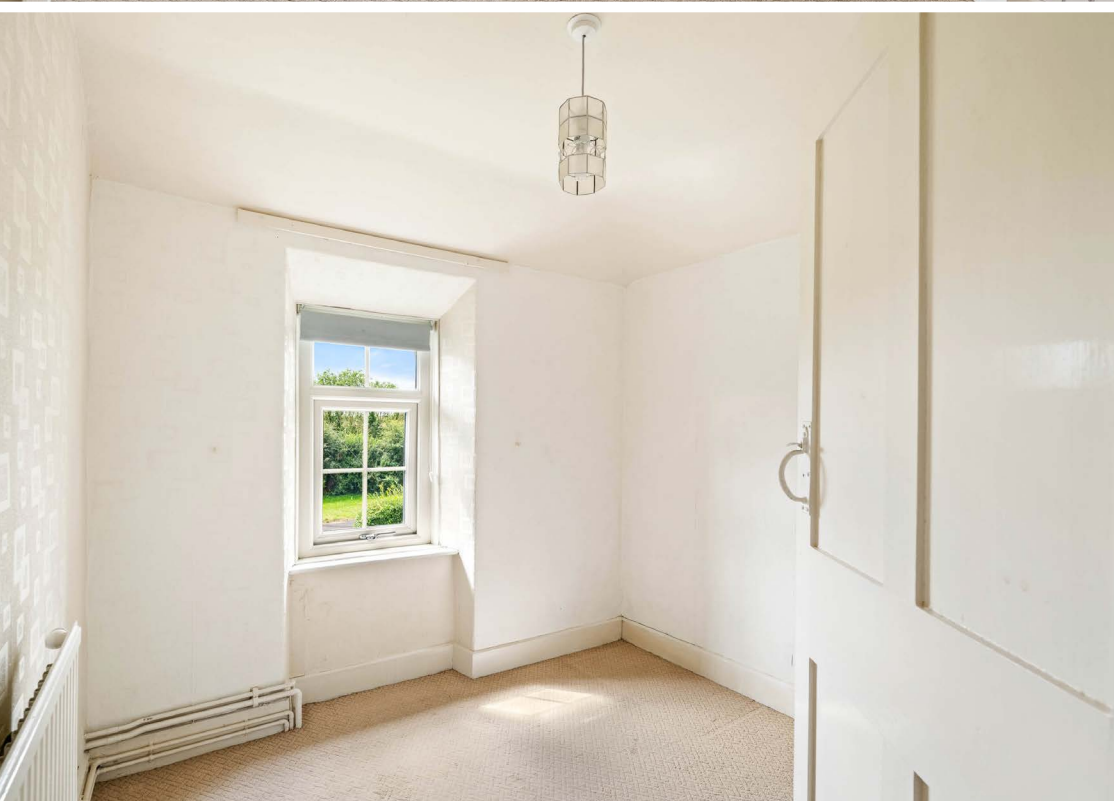
### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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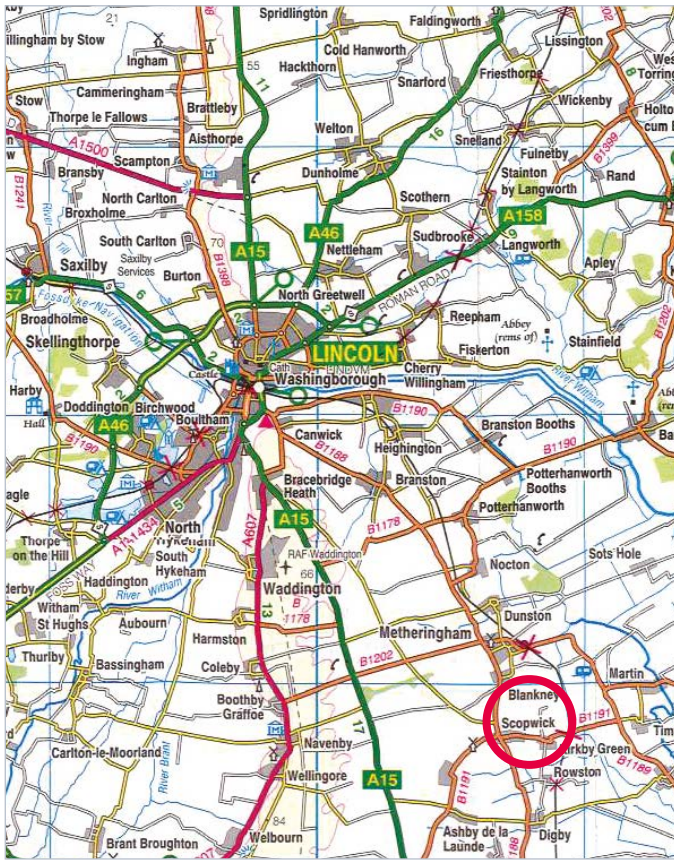












**Directions**  
 From Lincoln follow the B1188 until you reach the village of Scopwick. Then turn right on Heath Road where the property can be found on your right.

<https://what3words.com/keepers.slurping.timer>

Energy performance certificate (EPC)		
32, Heath Road Scopwick LINCOLN LN4 3NU	Energy rating <b>E</b>	Valid until: 15 March 2030 Certificate number: 0461-2886-6675-2590-6175

Property type	Semi-detached house
Total floor area	72 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 current energy rating is E. It has the potential to be C.

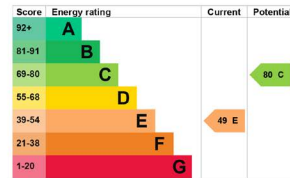
[See how to improve this property's energy efficiency.](#)

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

Properties getting 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



### 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.

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