



7 Abbots Way
Scothern, Lincoln

BROWN & CO JH Walter



7 Abbots Way, Scotthorn, Lincoln, LN2 2FA

A modern semi-detached house situated in excellent condition throughout located in the highly sought after village of Scotthorn. It comprises of a kitchen / diner, WC and living room to the ground floor, along with master bedroom with en-suite, two further bedrooms and bathroom to the first floor.

Outside are two allocated parking spaces and a pleasant enclosed rear garden.



ACCOMMODATION

Ground Floor

Kitchen / Diner

Entrance door and 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 above, spaces for fridge freezer and washing machine, stairs rising to first floor, radiator.

WC

Wash basin, WC, radiator.

Living Room

Double glazed French doors opening to rear garden, under stairs storage cupboard, radiator.

First Floor

Landing

Airing cupboard, loft access.

Bedroom One

Double glazed window to rear, radiator.

En Suite

Shower cubicle, vanity wash basin, WC with concealed cistern, heated towel rail.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

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

Outside

The property benefits from two allocated parking spaces and to the rear is a lawned garden with patio area, perimeter fencing and garden shed.

Agents Note

The residents pay a management fee of £15.50 per month for maintenance of communal landscaped areas.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

MOBILE

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

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 220 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)

7 Abbots Way Scotthorn LINCOLN LN2 2FA	Energy rating B	Valid until: 5 March 2027
Certificate number: 0168-4012-7367-4073-9944		

Property type: Semi-detached house
Total floor area: 64 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 B. It has the potential to be A.

[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.

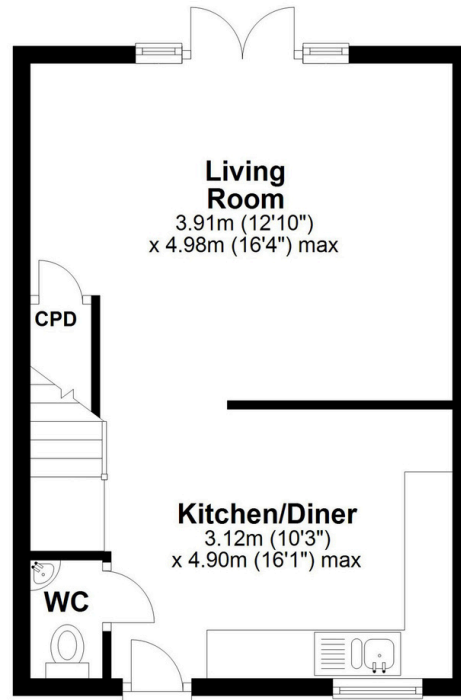
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



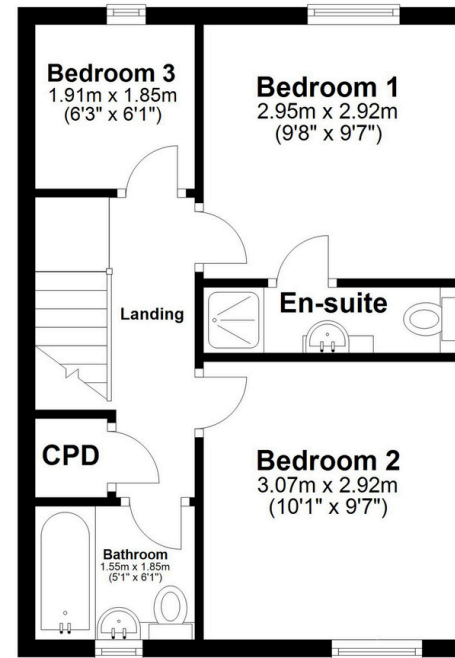
Ground Floor

Approx. 35.1 sq. metres (377.9 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



Total area: approx. 68.9 sq. metres (741.6 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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7 Abbots Way, Scothern

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Brown&CoJHWalter

5 Oakwood Road | Lincoln | LN6 3LH

T 01522 504 304

E lincolncitycentre@brown-co.com

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Property and Business Consultants