



7 Trenchard Square
Scampton, Lincoln

BROWN & CO JH Walter



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Lincoln City Centre - 5 miles Newark - 20 miles (Direct daily trains to London Kings Cross)

A fully refurbished former RAF Officers home nestling in around 0.45 of an acre. The well-proportioned accommodation extends to around 2,096 sq ft and briefly comprises entrance hall, lounge, open plan kitchen/diner, utility, plant room, WC, pantry and office to the ground floor. The first floor offers five double bedrooms, en-suite to master and a family bathroom. Outside the front elevation offers a lawned garden, single garage and a gravel driveway with double wooden gates leading to a further parking area. The substantial rear garden is mainly laid to lawn with a large patio, mature trees and fenced boundaries.



ACCOMMODATION

Entrance porch

With single glazed casement window to front elevation, under stairs storage cupboard, single radiator, door to;

Entrance Hall

With single and double radiator, double glazed door to rear elevation, door to;

Lounge 5.47m x 4.83m

Double glazed bay window to rear elevation, three single radiators, wood burning stove set in marble fireplace.

Open Plan Kitchen/Diner 6.86m x 6.71m

Three double glazed casement windows to rear elevation, further double glazed casement window to front elevation, fitted wall and base units with stainless steel one and half bowl sink, Neff built in appliances include double oven, dishwasher, fridge freezer, further island unit with Neff induction hob, built in wine fridge, two double radiators and a single radiator.

Utility 1.83m x 1.52m

Large casement window to front elevation, fitted base units with stainless steel sink, space and plumbing for washing machine and tumble dryer.

Rear hallway

With single radiator double glazed door to side elevation, loft access, door to;

Pantry Cupboard 1.75m x 1.18m

With double glazed casement window to front elevation, built-in shelving.

WC 1.77m x 1.72 m

Double glazed casement window to front and side elevation, two piece suite comprising low flush WC and wash basin in vanity unit, heated towel rail.

Plant Room 3.21m x 2.29m

Double glazed casement window to rear elevation, Baxi boiler and hot water tank

Office 3.69m x 3.00m

Double glazed casement windows to front and side elevation, double radiator.

First floor

Half landing

With three double glazed casement windows to front elevation.

Landing

With double radiator and loft access, built in storage cupboard with double glazed picture window to front elevation and built in shelving, door to;

Bedroom One 5.49m x 4.40m

Double glazed casement bay window to rear elevation, two double radiators, built-in wardrobes, door to

En-suite Bathroom 1.90m x 1.72m

Double glazed casement window to rear elevation, three-piece suite comprising panelled bath with dual shower over, low flush WC, wash basin in vanity unit, heated towel rail, extractor, fully tiled walls.

Bedroom Two 3.75m x 3.63m

Double glazed casement window to rear elevation, double radiator.



Bedroom Three 4.64m x 3.63m

Double glazed casement windows to rear and side elevation, two double radiators, built-in wardrobes.

Bedroom Four 3.48m x 3.12m

Double glazed casement windows to front and side elevation, double radiator.

Bedroom Five 3.13m x 2.85m

Double glazed casement window to front and side elevation, double radiator.

Family bathroom 2.53m x 1.85m

Double glazed casement windows to front elevation, three-piece suite comprising p shaped panelled bath with dual shower over, low flush WC, wash basin in vanity unit, heated towel rail, single radiator, fully tiled walls, extractor.

OUTSIDE

The front elevation offers a lawned garden with mature planting, gravel driveway with double wooden gates leading to a further parking area. The substantial rear garden is mainly laid to lawn with a large patio, mature trees and fenced boundaries.

Single Garage

With electric roller shutter door, power and light with further parking area in front. There is also an adjoining brick store which is ideal for wheelie bin storage.

SERVICES

We understand the property offers mains electric, gas, water and main sewer connections.

Broadband & Mobile

We understand from the Ofcom website that standard and superfast broadband are available in the area with a max download speed of 54mbps and max upload speed of 10 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

AMENITIES

The property is situated 10 minutes from Lincoln City Centre on the former RAF Scampton base which offers the well regarded Pollyplatt primary school, a children's nursery and a convenience store. The popular village of Welton is a few minutes drive away which also has highly regarded primary and secondary schools, Co-op, Black Bull public house, doctors, dentist, takeaways and a golf course

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band E

BUYER IDENTITY CHECK

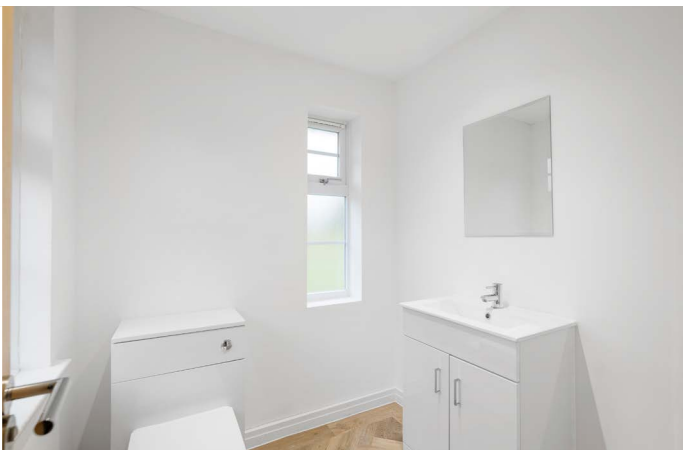
Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by 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

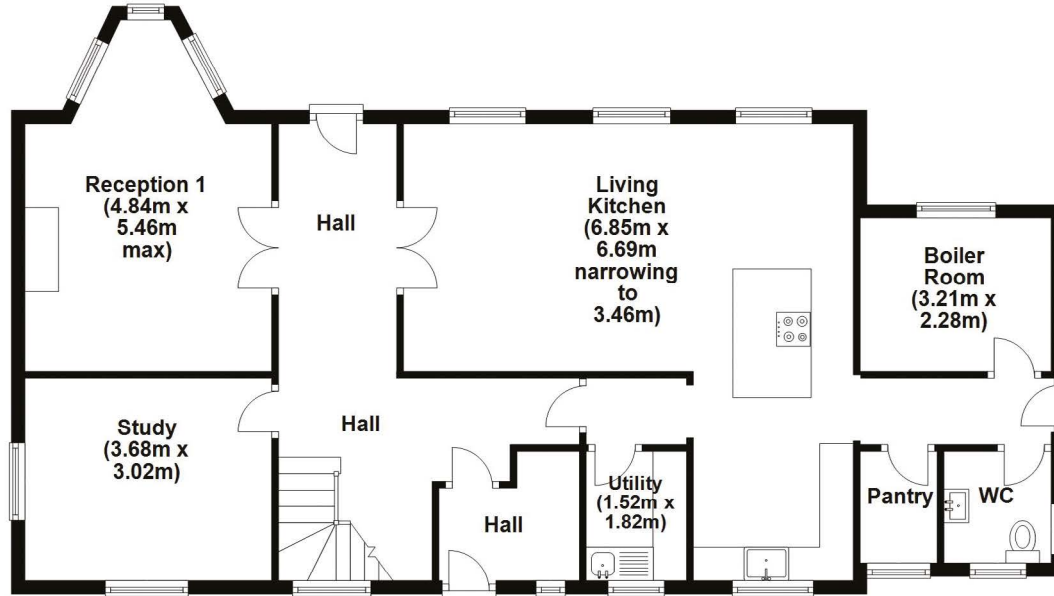
James Mulhall
01522 504304
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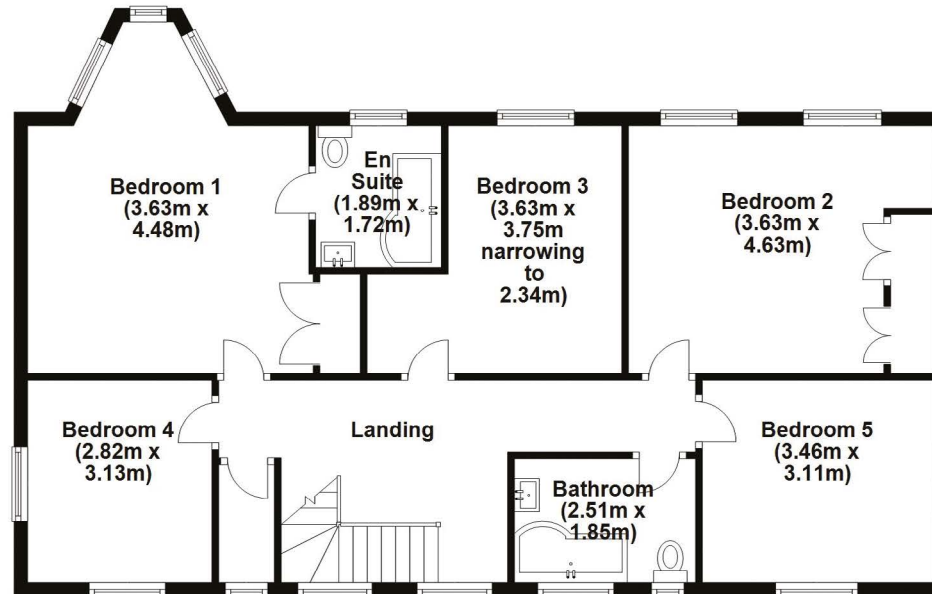
Ground Floor

Approx. 100.9 sq. metres (1086.0 sq. feet)



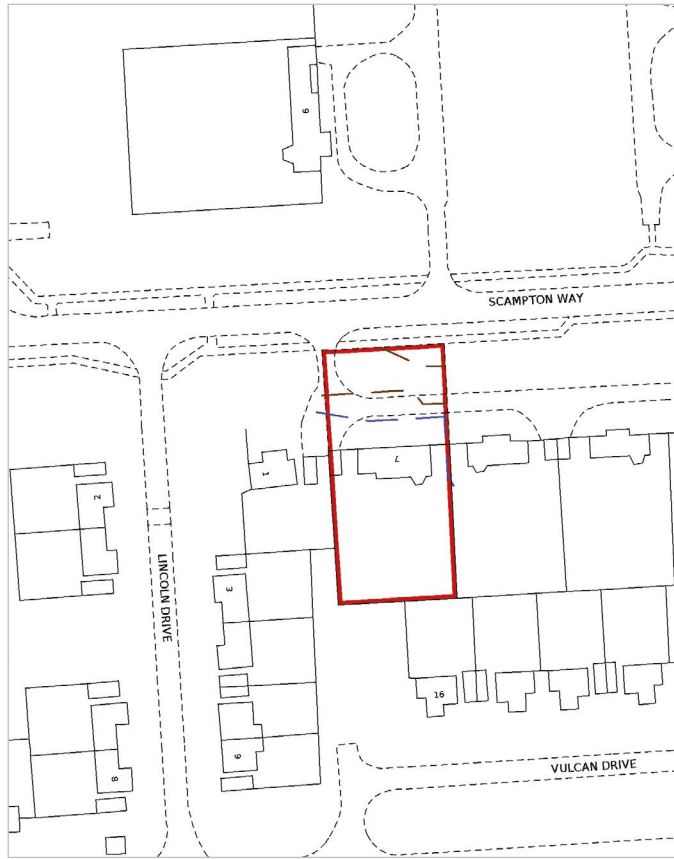
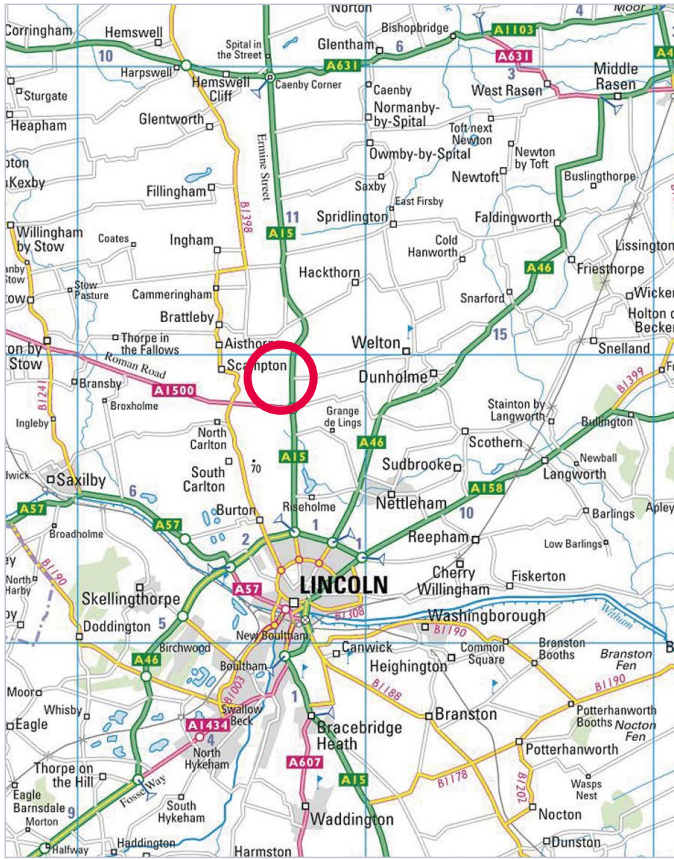
First Floor

Approx. 93.9 sq. metres (1010.7 sq. feet)



Total area: approx. 194.8 sq. metres (2096.7 sq. feet)





05/05/2022, 17:03 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

7 TRENCHARD SQUARE SCAMPTON LINCOLN LN1 2TA	Energy rating D	Valid until: 11 November 2030 Certificate number: 9330-2892-3090-2090-2121
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Property type: Detached house

Total floor area: 200 square metres

Rules on letting this property

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 [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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	77 G
38-54	E		
21-38	F		
1-20	G		

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

DIRECTIONS: LN1 2TA

From Lincoln follow the A15 North until you reach a left hand turn onto Scampton Way. Then take your first left onto Trenchard Way and the property can be found on your right.

<https://what3words.com/shadow.evoked.grandest>

IMPORTANT NOTICES

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