



Peppercake Cottage
Scopwick, Lincoln

BROWN & CO JH Walter



Peppercake Cottage, 3 Church Row, Scopwick, Lincoln

A charming two bedroom end terrace property which is currently part of the Blankney Estate. The property sits in the lee of the attractive Holy Cross Church in the heart of the village and has been let by the estate for many years. It is now offered with vacant possession and will suit an owner occupier or buy to let investor.



ACCOMMODATION

Entrance Porch

With stairs to first floor, single radiator, doors to lounge and kitchen.

Lounge

Double glazed casement window to front elevation, double radiator, cast iron open fireplace with brick surround.

Kitchen

Double glazed casement windows to front and rear elevation, fitted wall and base units with stainless steel single drainer sink, four ring electric hob with extractor over, built-in oven, space and plumbing for dishwasher, part tiled walls, double radiator door to;

Conservatory

Brick and double glazed construction with double glazed door to side elevation and doors to utility and lounge.

Utility

Double glazed Velux window to rear elevation, fitted base unit with space and plumbing for washing machine, Grant oil fired boiler, door to;

WC

Double glazed casement window to rear elevation, low flush WC, single radiator, loft access.

First Floor

Bedroom One

Double glazed casement window to front elevation, double radiator, loft access.

Bedroom Two

Double glazed casement window to front elevation, single radiator.

Bathroom

Double glazed Velux window to rear elevation, three piece suite comprising shower cubicle, low flush WC, pedestal wash basin, heated towel rail, extractor.

Landing

With built-in storage cupboard and airing cupboard.

Outside

The front elevation offers a lawned garden, gravel parking area with stone wall and fenced boundaries. The side elevation has a shared passageway leading to the rear garden which has a patio area, brick and pantile storage shed, oil tank and a pedestrian right away to the benefit of 2 Church Row.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band C

Broadband & Mobile

We understand from the Ofcom website that standard, superfast and Ultrafast broadband are available in the area with a max download speed of 1000mbps and max upload speed of 500 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquiries via their providers website.

Services

We understand the property offers mains water, electric, oil fired central heating and mains sewer connections.



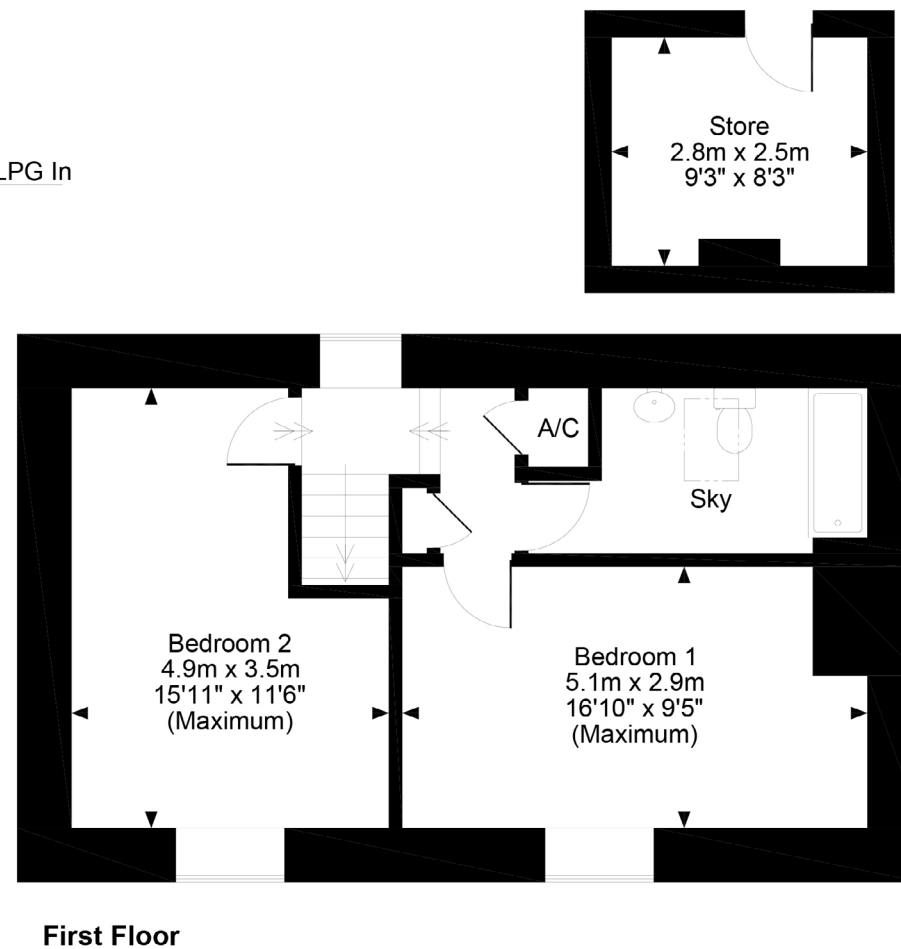
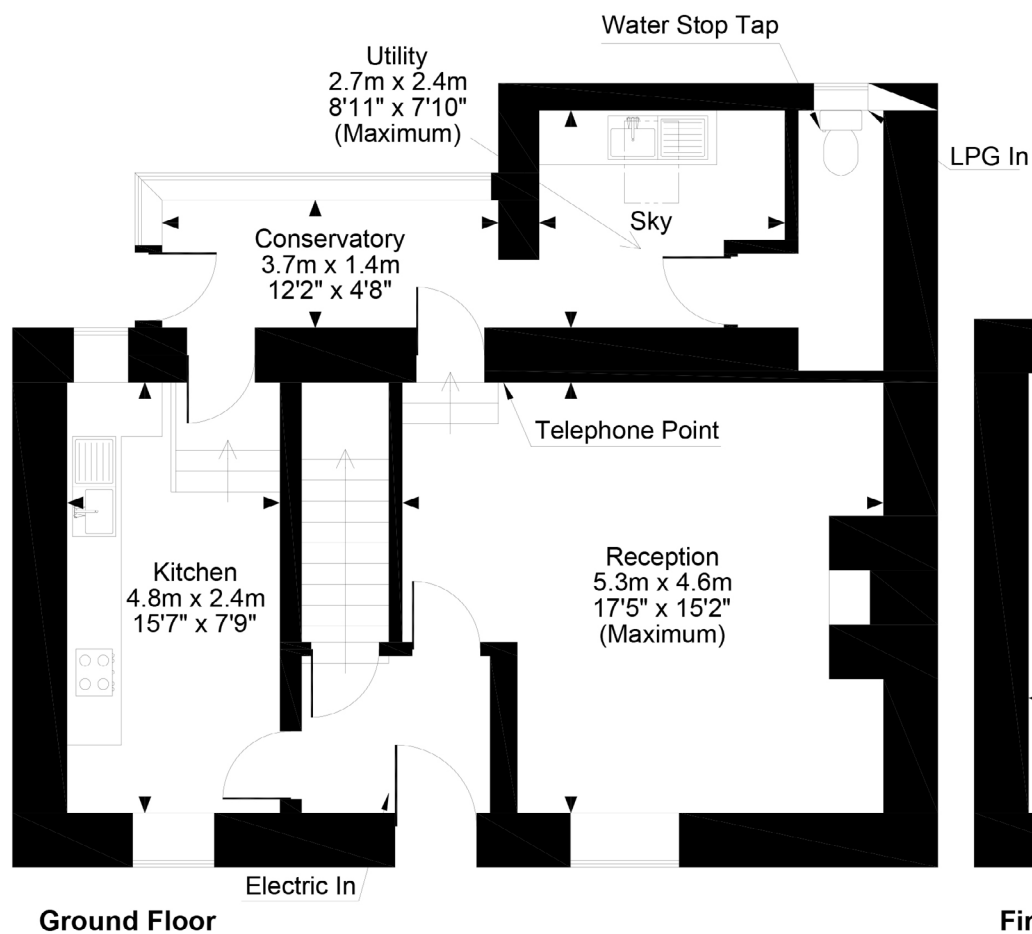
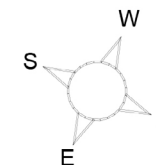
S379 3 Church Row, Scopwick, Lincoln

Approximate Gross Internal Area

Main House = 1131 Sq Ft/106 Sq M

Store = 76 Sq Ft/7 Sq M

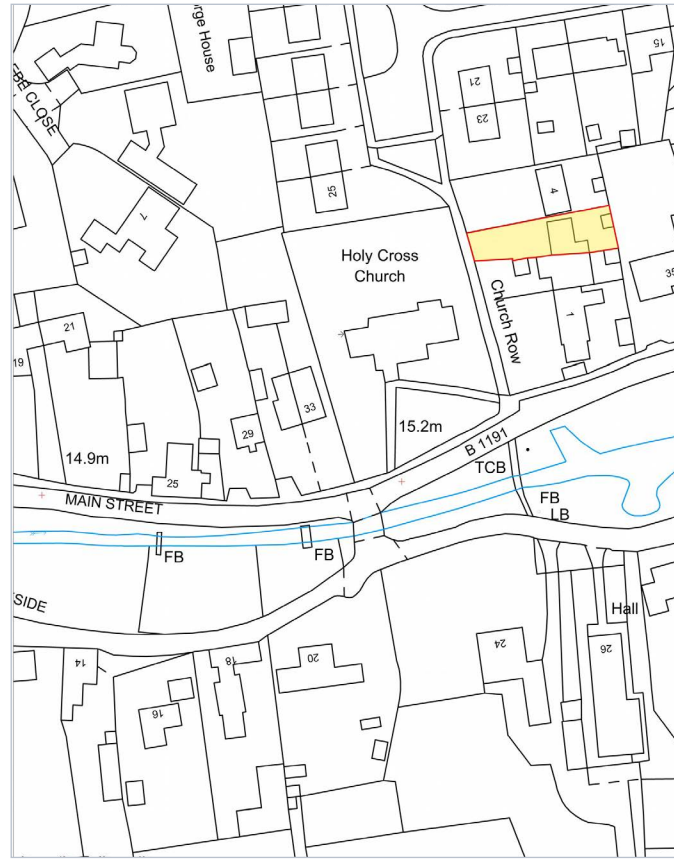
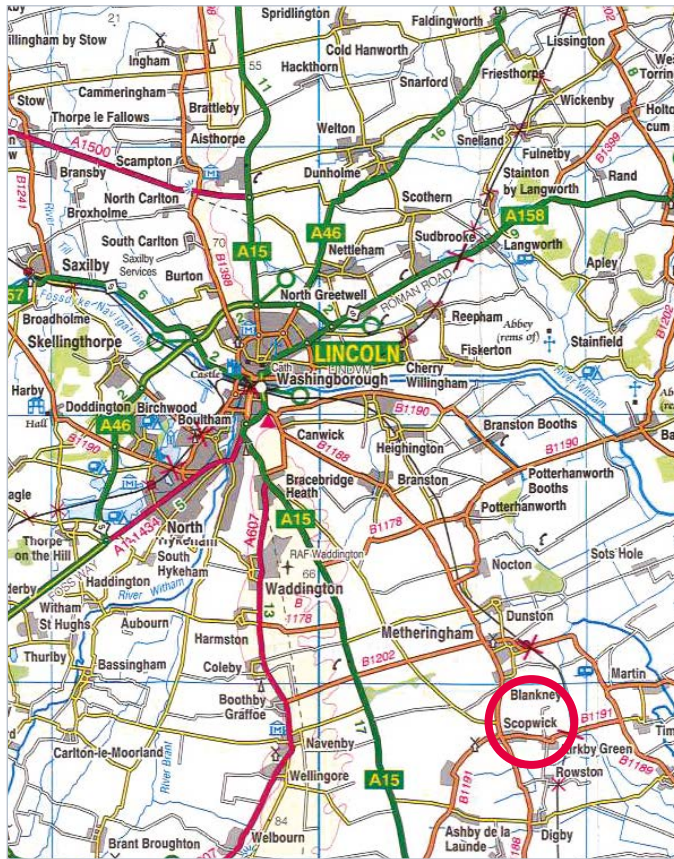
Total = 1207 Sq Ft/113 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Directions

Follow the B1188 until you reach the village of Scopwick and then turn left onto Main Street. As you reach the church turn left into Church Row and the property can be found on the right.

<https://what3words.com/lift.rival.escapades>

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.

Energy performance certificate (EPC)

3 Church Row Scopwick LINCOLN LN4 3NS	Energy rating E	Valid until: 21 February 2033
		Certificate number: 0370-2502-2220-2527-1171

Property type	End-terrace house
Total floor area	92 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 E. It has the potential to be C.

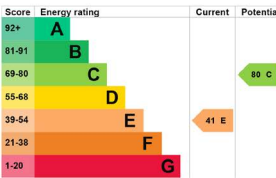
[See how to improve this property's energy efficiency.](#)

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

Properties 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



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
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IMPORTANT NOTICES

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