



Vimaris
North Scarle, Lincoln

BROWN & CO JH Walter



Vimaris, Wigsley Road, North Scarle, Lincoln, LN6 9HD

A deceptively spacious detached family home which has recently been extended of some 2616sq ft and set in a large plot of around 0.79acres.

The property benefits from excellently presented accommodation comprising briefly of a reception hall, large living / games room, breakfast kitchen, dining room, study, utility, office, bathroom and front porch to the ground floor, along with a master bedroom with walk in wardrobe and en-suite, two further double bedrooms and bathroom to the first floor.

Outside an extensive driveway runs from the front along the side of the property to the bottom of the extensive garden. To the rear the property benefits from a generous enclosed lawned garden with patio, along with stable block and further grassed area.



ACCOMMODATION

Ground Floor

Reception Hall

Front entrance door, stairs rising to first floor, double glazed window to rear, radiator.

Study

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, WC, pedestal wash basin, bath with wall mounted shower unit, tiled walls and flooring, storage cupboard, underfloor heating.

Living / Games Room

Double glazed windows to front, side and rear, Bi-folding doors opening to rear garden, combined heating unit and underfloor heating under the wooden flooring.

Dining Room

Double glazed windows to front and side, electric fire with decorative surround, underfloor heating.

Breakfast Kitchen

Double glazed window and French doors to rear, one and a half drainer sink, preparation work surfaces, base and eye level storage units, space for cooker, integrated fridge, combined heating unit.

Front Porch

Entrance door and double glazed window to front, tiled floor, loft access.

Utility

Rear entrance door, double glazed window to side, stainless steel drainer sink, worktops, base level storage units, spaces for dishwasher, washing machine and tumble dryer, tiled flooring, radiator.

Office

Double glazed window to front, electric heater.

First Floor

Landing

Airing cupboard and storage to eaves.

Bedroom One

Double glazed windows to side and rear, combined heating unit, walk in wardrobe.

En Suite

Double glazed window to side, walk in shower, vanity wash basin and WC units, underfloor heating.

Bedroom Two

Double glazed window to side, built in wardrobe, combined heating unit.

Bedroom Three

Double glazed window to side, storage to eaves, combined heating unit.

Bathroom

Velux window, double walk in shower enclosure, free standing roll top bath tub, WC unit, vanity wash basin, extractor, tiled flooring, underfloor heating.



Outside

To the front the property has gated access to an extensive driveway which runs along the side of the property past the garage and to the stable block providing ample parking. To the rear is a generous fenced in lawned garden with paved patio, raised beds and a greenhouse. Beyond this is a stable block with solar panels and a further grassed area.

Agents Note

The property has an electric heating system which comprises of underfloor heating, radiators and combined heating units. The property is not on mains drainage and has a septic tank. The property benefits from solar panels located on the roof of the stable block. These were installed in 2013 and have 8 years remaining on the higher tariff.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band C

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 1000 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

4/2/25, 9:14 AM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

Vimaris
Wigley Road
North Soke
LINCOLN
LN6 9HD

Energy rating
D

Valid until: 29 March 2035
Certificate number: 2235-6427-1400-0858-8296

Property type
Detached house

Total floor area
240 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 D. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

https://find-energy-certificate.service.gov.uk/energy-certificate/2235-6427-1400-0858-8296?print=true

1/5

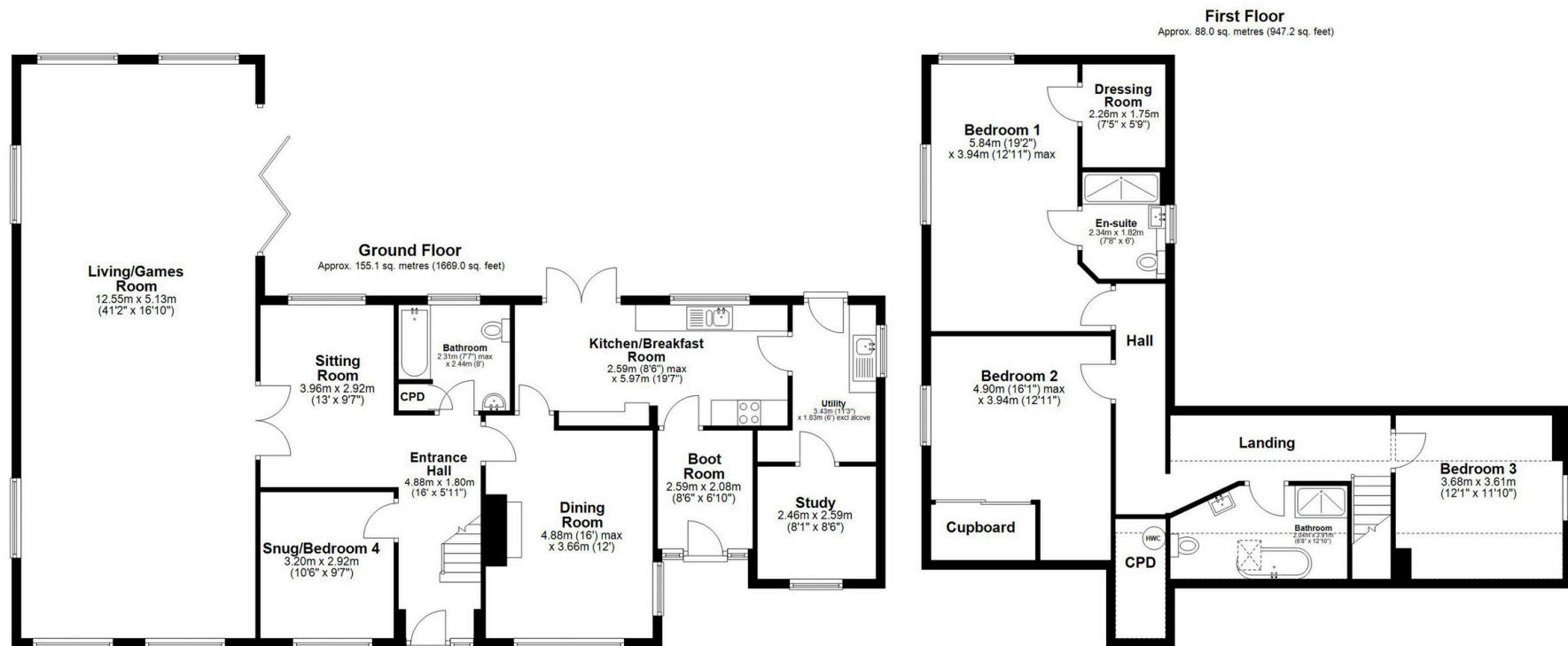
A bedroom with light blue walls and a white ceiling. It features a large wooden wardrobe, a desk with a chair, and a bed with a patterned duvet. A window with blue curtains is visible.

A bedroom with patterned wallpaper and a white ceiling. It features a bed with a patterned duvet, a wooden bedside table, and a window with blue curtains.

A bathroom with white walls and a white ceiling. It features a white bathtub, a toilet, and a window with white curtains.







Total area: approx. 243.1 sq. metres (2616.2 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.
Produced by Chris Gothorp Photography. Unauthorised reproduction prohibited.
Plan produced using PlanUp.
Minister, North Coast

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. Particulars Dated

Brown&CoJHWalter

5 Oakwood Road | Lincoln | LN6 3LH

T 01522 504 304

E lincolncitycentre@brown-co.com

BROWN & CO JHWalter

Property and Business Consultants