



30 Heath Road
Scopwick, Lincoln

BROWN & CO JH Walter



30 Heath Road, Scopwick, Lincoln

A charming estate property nestling in around 0.18 of an acre with far reaching countryside views. The accommodation comprises a kitchen, dining room, lounge and porch/utility area to the ground floor with two bedrooms and a family bathroom to the first floor. Outside offers two driveway access points, large parking area, patio and a lawned garden which wraps around three side of the property. There are also two useful outbuildings to the rear elevation.



ACCOMMODATION

Porch/Utility

Brick and Upvc construction with built in worktop, space and plumbing for washing machine, radiator and door to;

Kitchen

Double glazed casement window and single glazed casement window to side elevation, fitted wall and base units with stainless steel one and half bowl sink, space and plumbing for dishwasher and freestanding cooker with extractor over, part tiled walls, radiator, archway to;

Dining Room

With radiator and door to rear elevation.

Hall

With stairs to first floor and under stairs storage cupboard.

Lounge

Double glazed casement windows to front elevation, log burner and two radiators.

First Floor

Landing

With airing cupboard housing boiler.

Bedroom One

Double glazed casement window to front elevation, radiator.

Bedroom Two

Double glazed casement window to side elevation, radiator.

Bathroom

Double glazed casement window to front elevation, three piece suite comprising p shaped bath with shower over, low flush wc, pedestal wash basin, heated towel rail, extractor, loft access.

Outside

The property sits in a generous plot of 0.18 of an acre with two driveway access points, large parking area, patio and a lawned garden which wraps around three sides of the property. There are also two useful outbuildings to the rear elevation.

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.

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.



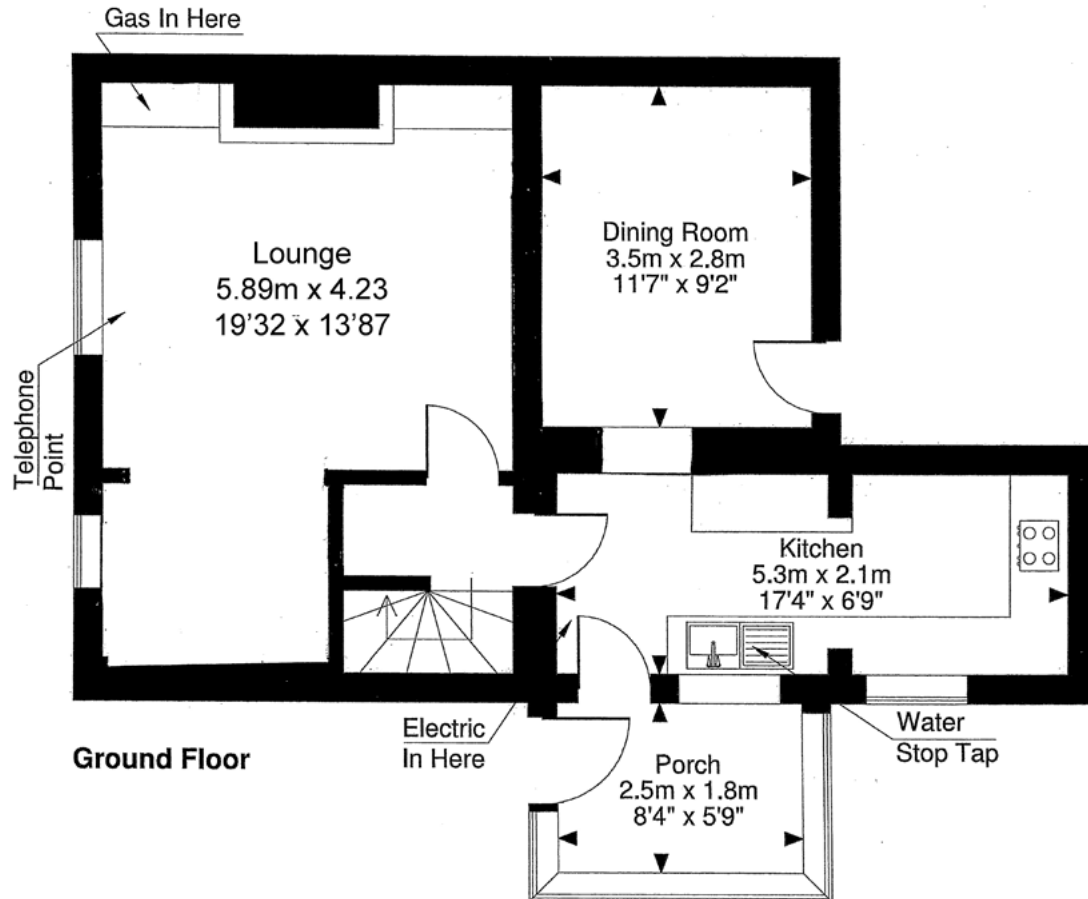
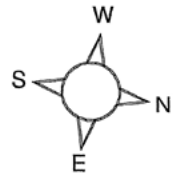
S374 30 Heath Road, Scopwick, Lincoln

Approximate Gross Internal Area

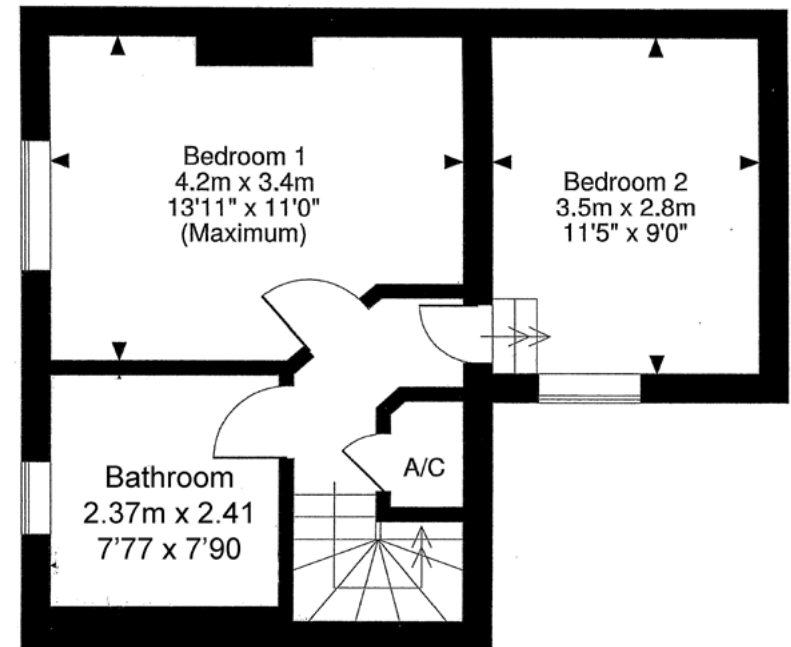
Main House = 979 Sq Ft/91 Sq M

Outbuilding = 79 Sq Ft/7 Sq M

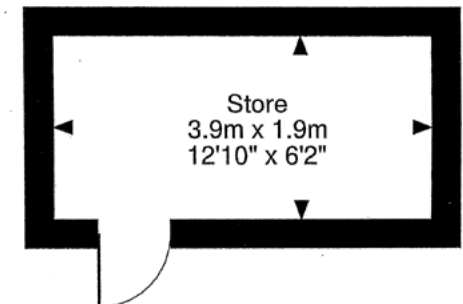
Total = 1058 Sq Ft/98 Sq M



Ground Floor



First Floor



Outbuilding

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8163659/ANW





Energy performance certificate (EPC)

30, Heath Road Scopwick LINCOLN LN4 3NU	Energy rating D	Valid until: 16 November 2026 Certificate number: 9738-5990-7249-4086-5954
--	---------------------------	---

Property type: Semi-detached house
Total floor area: 85 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.](#)

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		
81-91	B		
69-80	C		
55-68	D	61 D	66 B
39-54	E		
21-38	F		
1-20	G		

Postcode – LN4 3NU

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/passport.asteroid.scornful>

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.

Agent

James Mulhall
01522 504318
lincolncitycentre@brown-co.com

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.

BROWN & CO JHWalter

Property and Business Consultants
brown-co.com