



Lesbury House  
Main Street, South Scarle

**BROWN & CO** JH Walter







## Lesbury House, Main Street, South Scarle, Nottinghamshire, NG23 7JH

A spacious detached house on a generous plot with front and rear gardens which would benefit from a scheme of refurbishment is situated in this delightful rural village and sold with no onward chain.

The property comprises of an entrance hall, WC, living room, dining room, kitchen and utility to the ground floor, along with three double bedrooms and a bathroom to the first floor.

Outside to the front is a driveway which leads to an integral double garage. To front garden is laid to lawn and gated side access leads to a pleasant rear garden which is also laid to lawn with patio, mature but easily maintainable decorative shrubs, pond and open views.



### ACCOMMODATION

#### Ground Floor

##### Entrance Hall

Front entrance door, double glazed window to side, stairs rising to first floor, large under stairs cupboard, radiator.

##### WC

Double glazed window to front, WC, wash basin, radiator.

##### Living Room

Double glazed windows and French doors to rear, fireplace, radiator, door leading to conservatory.

##### Dining Room

Double glazed window to front, radiator.

##### Kitchen

Double glazed window to rear, stainless steel drainer sink, worktops, base and eye level storage units, spaces for cooker and fridge freezer, radiator.

##### Rear Lobby

Side entrance, space for tumble dryer, shelving.

##### Utility

Double glazed window to rear, space and plumbing for washing machine, worktop.

#### First Floor

##### Landing

Double glazed window to front, loft access, storage cupboard, radiator.

##### Bedroom One

Double glazed window to front, radiator.

##### Bedroom Two

Two double glazed windows to front, radiator.

##### Bedroom Three

Double glazed window to rear, radiator.

##### Bathroom

Double glazed window to rear, bath with shower attachment over, pedestal wash basin, WC, radiator, airing cupboard housing hot water cylinder.

##### Outside

To the front is a driveway which leads to an integral double garage with electric door. The front garden is laid to lawn with decorative shrubs and borders, whilst gated access to both sides leads to the rear garden. The Rear garden benefits from a patio, lawned garden, decorative shrubs and borders, pond, and outside tap.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band D

### MOBILE

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

### BROADBAND

We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1800 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  
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lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

Lesbury House  
Main Street  
South Scale  
NEWARK  
NG23 7JH

Energy rating  
**F**

Valid until:  
19 August 2035

Certificate number:  
1235-3828-2500-0471-3292

Property type  
Detached house

Total floor area  
122 square metres

Rules on letting this property

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You may not be able to let this property

This property has an energy rating of F. 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>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be F.

See how to improve this property's energy efficiency.

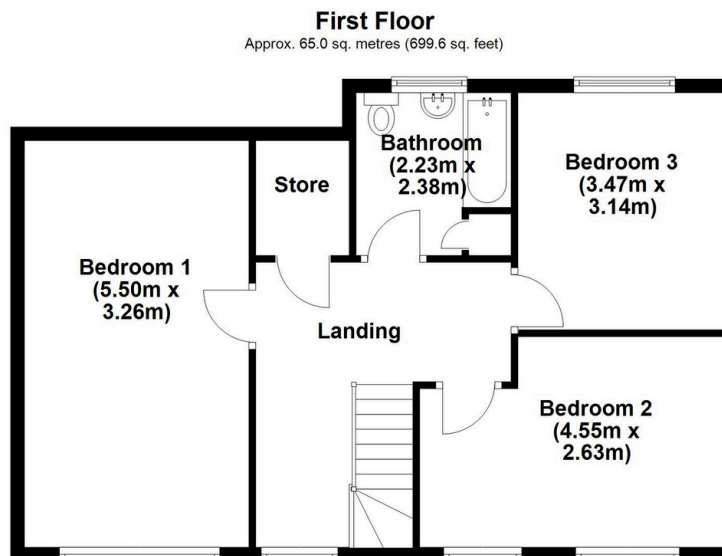
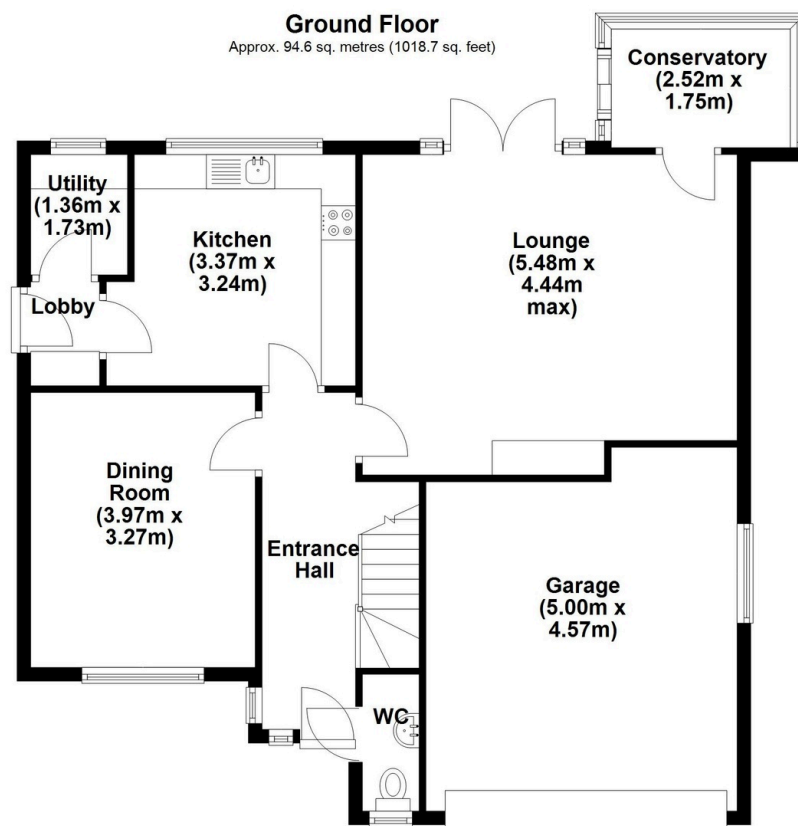
The graph shows this property's current and potential energy rating.

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		
39-54	E		
21-38	F	23 F	35 F
1-20	G		





Total area: approx. 159.6 sq. metres (1718.3 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

## IMPORTANT NOTICES

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