



the agent



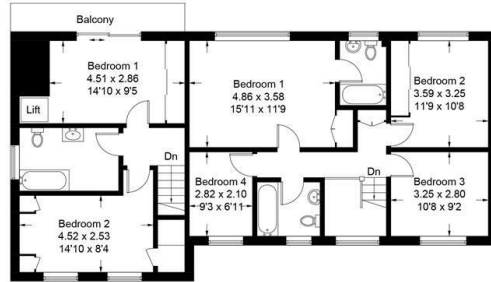
15 High Street, Scampton, Lincoln, LN1 2SE

Asking Price £825,000

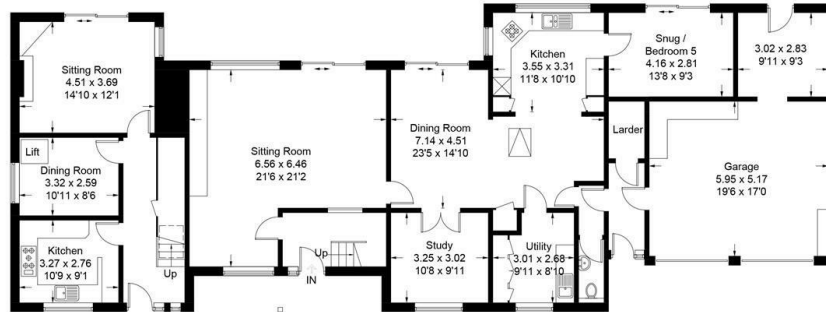
- 4 Bedroom House with Annex
- Large rear garden and driveway parking
- Sun Lounge/Bedroom 5
- Annex EPC Rating C
- Self contained 2 bedroom Annex
- Attached Double Garage
- Village Location
- Open plan Kitchen and Family Living Area
- Study
- Main House EPC Rating D

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Approximate Gross Internal Area = 325.1 sq m / 3499 sq ft
(Including Garage)

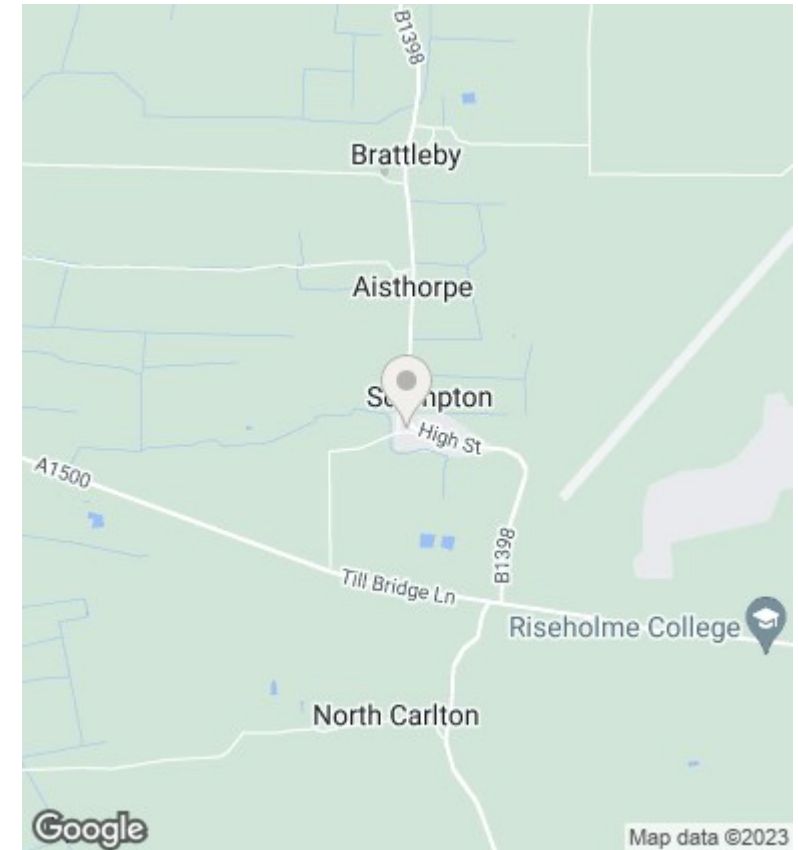


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID954275)



Directions

Viewings

Viewings by arrangement only. Call 03330904071 to make an appointment.

Council Tax Band

C

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	