



3 The Lodges, Main Street, Carlton Scroop, GRANTHAM NG32 3AY

welcome to

3 The Lodges, Main Street, Carlton Scroop, GRANTHAM

GUIDE PRICE £230,000 - £240,000 - Lovely rural semi-detached house with open field views in the quaint village of Carlton Scroop. Benefitting from a lounge, kitchen, conservatory, shower room and three bedrooms. Off road parking for multiple vehicles.



Entrance

Part glazed door through to a porch with a sliding door leading to the front door which leads into the lounge.

Lounge

13' 1" max x 12' 3" (3.99m max x 3.73m)

With a window to the front aspect, wood, stone and brick fireplace with log burner, carpet, radiator and storage cupboard.

Kitchen

With a window to the rear aspect, and having a range of wood units to both the floor and eye level with worktops over, stainless steel sink, drainer and partially tiled walls. Electric oven, space for appliances, tiling to the floor, door to the conservatory and downstairs bathroom.

Conservatory

9' 9" x 12' 1" (2.97m x 3.68m)

With glass to the front and the side, tiling to the floor, radiator, storage cupboard, which at the moment has the washer and tumble dryer in and door leading out to the rear garden.

Family Bathroom

With windows to the rear and side aspects, this shower room comprises of a shower cubicle, wash hand basin, low level WC, radiator, tiling to the walls and floor.

First Floor Landing

With a window, carpet, hatch access to the loft and doors to the bedrooms.

Bedroom One

9' x 12' 11" (2.74m x 3.94m)

With a window to the front aspect, built-in wardrobes, drawers and shelving, original fireplace with surround, carpet and radiator.

Bedroom Two

10' 1" x 9' 1" (3.07m x 2.77m)

With a window to the rear aspect, built-in office furniture (which can be removed), carpet and radiator.

Bedroom Three

7' 3" x 7' 9" (2.21m x 2.36m)

With a window to the rear aspect, carpet and radiator.

General Description Outside

Approaching the property to the front with driveway for multiple vehicles, gravel with a small shrub area and hedging.

The rear garden houses the oil tank and boiler.

Featuring raised beds, gravel with plants and shrubs, fence and shed and greenhouse to the rear. Boasting a large outhouse/summer house with flooring, and electric for versatile usage. Gates leading through to the rear field.



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welcome to

3 The Lodges Main Street, Carlton Scroop GRANTHAM

- *NO CHAIN*
- Semi-Detached House
- Three Bedrooms
- Open Field Views
- Village Location

Tenure: Freehold EPC Rating: D

guide price

£230,000 - £240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST113055 - 0004

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