

- Substantial Detached Bungalow
- Completely Refurbished Throughout
- Quiet Village Location
- 3 Double Bedrooms & 2 Bathrooms
- 15'8 Sitting Room & 22'2 Kitchen Diner
- Large Driveway & Pleasant Gardens
- Substantial Double Garage
- NO CHAIN

Lime Trees Cottage , High Street, Scampton, LN1 2SE,
£535,000





BEAUTIFULLY REFURBISHED BUNGALOW! Starkey&Brown is delighted to offer for sale this detached bungalow which is located in an enviable position within the village of Scampton. During 2022 the property benefitted from a comprehensive scheme of refurbishment and reconfiguration to include new kitchen, two new bathrooms, windows, internal and external doors, flooring, wiring, central heating, driveway, new garage, landscaping and has been fully plastered and decorated throughout. Impressive accommodation has been finished to an excellent standard and briefly comprises spacious entrance hallway, sitting room with bay window, 22'2 kitchen diner with patio doors to the rear garden and bay window to the front, three generous double bedrooms (one of which could be used as a second sitting room - with patio doors onto the garden) and two luxury bathrooms. Outside there is a substantial frontage to include ample driveway parking for 5/6 cars, larger than average 23'10 double garage with utility area, and a private rear garden which extends to both sides of the property. **NO CHAIN!** Call today to view! Council tax band: E. Freehold.



Entrance Hallway

Having part glazed composite front entrance door, window overlooking driveway, radiator and LED downlights.

Sitting Room

15' 8" x 14' 5" into bay (4.77m x 4.39m)

Having walk-in bay window to front aspect, radiator, wall lights and double sliding doors leading into:

Kitchen Diner

22' 2" max x 23' 5" max (6.75m x 7.13m)

Having a range of matching wall and base units with oak work surfacing, 2 larder units, integral full height fridge freezer, integral dishwasher, built-in oven, hob and cooker hood, radiator, LED downlights, access to loft, sliding patio doors overlooking the rear garden, walk-in bay window to front aspect and door leading into garage.

Bedroom 1

14' 10" x 13' 1" (4.52m x 3.98m)

Being also suitable as a second sitting room. Having wood effect ceramic tiled flooring, radiator, LED downlights and sliding patio door overlooking the side garden.

Bedroom 2

14' 2" into wardrobes x 9' 8" (4.31m x 2.94m)

Having fitted sliding door mirrored wardrobes, radiator and LED downlights.

Bedroom 3

11' 7" into wardrobes x 11' 2" (3.53m x 3.40m)

Having fitted sliding door mirrored wardrobes and radiator.

Luxury Shower Room

Having luxury 3 piece suite comprising large walk-in shower cubicle with mains fed rainfall shower, additional hand held shower and glass shower screen, wash hand basin set in vanity unit, low level WC with concealed cistern, heated towel rail, part tiled walls, LED downlights, extractor and airing cupboard housing Ideal combination condensing central heating boiler (installed 2022).

Luxury Bathroom

Having luxury 4 piece suite comprising tiled shower cubicle with mains fed rainfall shower, additional hand held shower and glass shower door, panelled bath, wall hung wash hand basin set in vanity unit, low level WC, heated towel rail, part tiled walls, LED downlights and extractor.

Outside Front

There is a generous sized frontage being mainly laid to lawn with circular block paved patio area, block paved and tarmac driveway and turning area with comfortable parking space for 5/6 vehicles and giving access to garage, outside lighting, secure gates at both sides leading to rear garden.

Double Garage

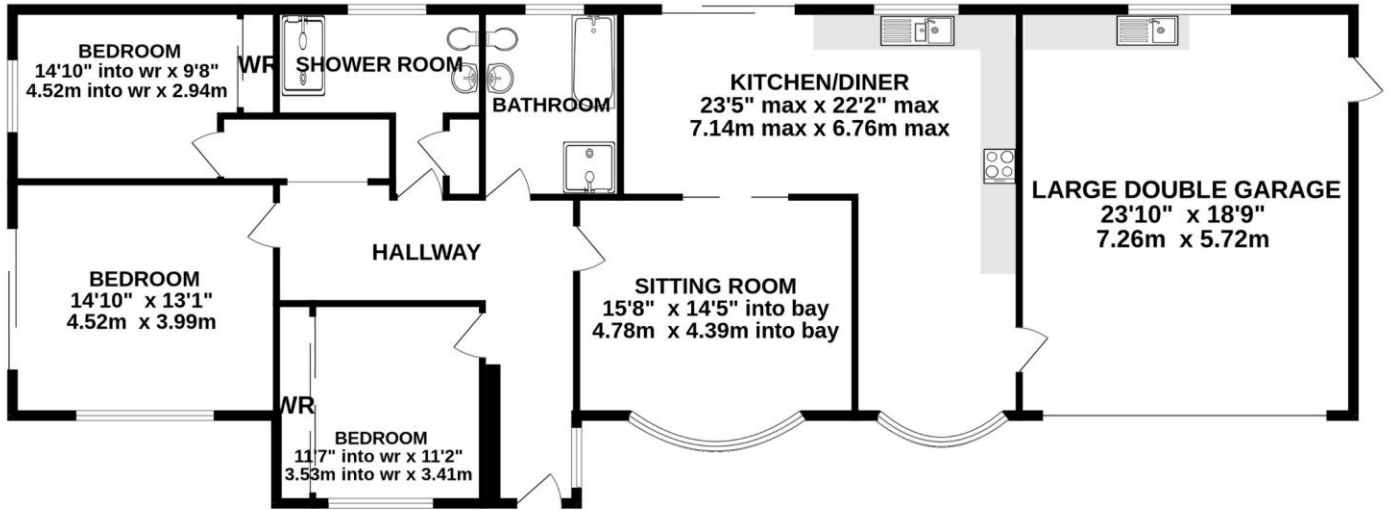
23' 10" x 18' 9" (7.26m x 5.71m)

Being much larger than the average garage and having remote control roller shutter door, utility area with single drainer stainless steel sink unit and base unit beneath, plumbing for washing machine and space for tumble dryer with work surfacing over, boarded loft space with loft ladder, window to rear aspect and uPVC door leading to side.

Outside Rear

To the rear of the property there is a generous sized garden which offers an excellent degree of privacy and extends to both sides of the property being mainly laid with 2 paved patio areas, outside lighting, personnel door to garage, cold water tap, outside power point and railway sleeper flowerbed.





GROUND FLOOR
1808 sq.ft. (168.0 sq.m.) approx.

TOTAL FLOOR AREA : 1808 sq.ft. (168.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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