



- Spacious End Terraced House
- 4 Bedrooms
- Lounge & Dining Room
- 2 Bathrooms

- Conservatory
- Single Garage
- Landscaped Rear Garden
- Picturesque Village Location

Farriers Court, Scopwick, LN4 3PL,
£265,000



Situated in the picturesque village of Scopwick is this spacious 4 bedroom property. Having been lovingly presented throughout, the end of terrace house makes for the ideal family home. There are 3 double bedrooms and a final 4th bedroom measuring a maximum of 7ft11 x 9ft. All bedrooms are accompanied by a 3 piece family bathroom and the master bedroom benefits from the use of its own private en suite shower. The living accommodation to the ground floor is vast, having a lounge with feature log burner, separate dining and access to a substantial conservatory overlooking the rear garden. The home comes with a modern kitchen with a range of white handless units and counter worktops. There is space and plumbing for a range of appliances but also coming with an integral Rangemaster cooker. Further benefits to the property include oil fired central heating system, uPVC double glazing, driveway parking and a single integral garage with electric up and over door. Externally to the rear is a landscaped garden with laid to lawn area and patio seating area perfect for entertaining guests and relaxing with family. The village of Scopwick is well regarded due to it's semi rural location and beautiful surroundings. There is a beck which comes with an abundance of wildlife which runs through the heart of the village. The pub in the village; The Royal Oak is highly regarded for dining and is often frequented by visitors to Woodhall Spa looking for a welcomed rest. Sleaford is situated a short 15 minute drive away and Lincoln slightly further with a 20 minute drive, in addition the nearest railway station is located in nearby Metheringham. For further details please contact Starkey&Brown today. Council tax band: Freehold. C



Entrance Hall

Having uPVC front door entry to front aspect, radiator and stairs rising to first floor. Access into:

Lounge

13' 11" x 14' 3" (4.24m x 4.34m)

Having uPVC double glazed window to front aspect, radiator and feature log burner and understairs storage cupboard. Access to kitchen and opening into:

Dining Room

9' 5" x 8' 3" (2.87m x 2.51m)

Having a vertical radiator and double doors leading into:

Conservatory

15' 0" x 9' 10" (4.57m x 2.99m)

Having a brick base with uPVC surround, French doors to rear aspect leading onto rear garden and power sockets.

Kitchen

16' 9" max x 9' 4" (5.10m x 2.84m)

Having a range of handleless units at eye and base level, space and plumbing for appliances and a wealth of storage, a feature rangemaster cooker with hob and extractor hood over, uPVC double glazed windows to rear aspect and doors to rear aspect leading onto the rear garden. Integral access to single garage.

First Floor Landing

Having loft access with radiator and a large storage cupboard measuring 3' 10" x 3' 0" (1.17m x 0.91m). Access to bedrooms and bathroom.

Master Bedroom

11' 0" x 10' 6" (3.35m x 3.20m)

Having uPVC double glazed window to rear aspect and radiator. Access to:

En-Suite Shower Room

5' 10" x 6' 3" (1.78m x 1.90m)

Having a corner shower cubicle, low level WC, vanity unit, tiled flooring and surround, chrome heated hand towel rail and a uPVC double glazed obscured window to rear aspect.

Bedroom 2

12' 8" x 8' 4" (3.86m x 2.54m)

Having uPVC double glazed window to front aspect, built-in wardrobe and radiator.

Bedroom 3

8' 11" x 12' 0" max (2.72m x 3.65m)

Having uPVC double glazed window to front aspect, built-in wardrobes and radiator.

Bedroom 4

7' 11" x 9' 0" (2.41m x 2.74m)

Having uPVC double glazed window to front aspect, radiator and wood laminate flooring.

Bathroom

5' 10" x 8' 3" (1.78m x 2.51m)

Having a 3 piece suite comprising of panelled bath with shower head over, vanity unit, WC, uPVC double glazed obscured window to rear aspect and chrome heated hand towel rail.

Outside Rear

Having an enclosed garden which has been landscaped with a lawned area, patio seating area, enclosed with fenced perimeters and a range of mature flower beds, borders, timber built garden shed and external water source.

Outside Front

Having a block paved driveway with parking for a minimum of 2 vehicles.

Single Garage

16' 8" x 8' 1" (5.08m x 2.46m)

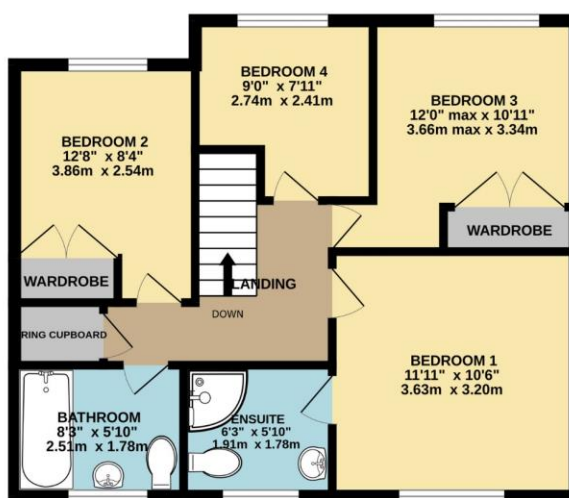
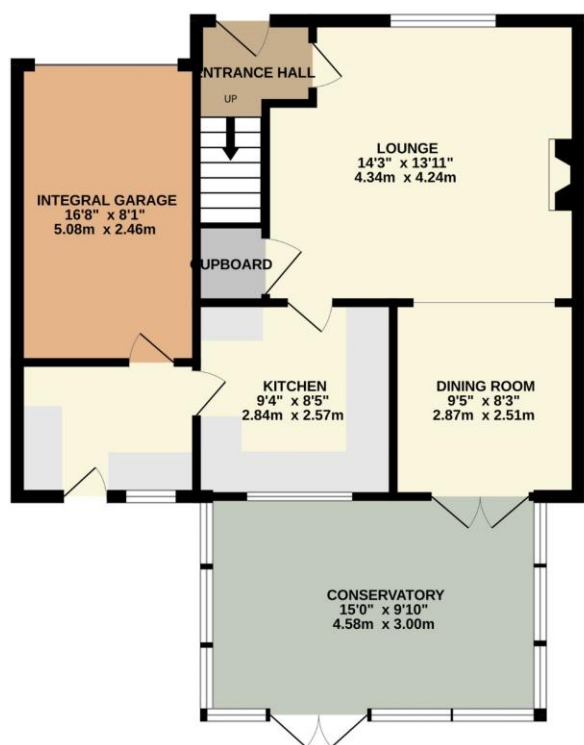
Having a range of units for storage at high and low levels, power and lighting, electric up and over door. Integral access from kitchen.





GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



FARRIERS COURT, SCOPWICK, LINCOLN. LN4 3PL

TOTAL FLOOR AREA: 1195 sq.ft. (111.0 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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