



- No Onward Chain
- 2 Double Bedrooms
- Lounge & Dining Room
- Conservatory
- Generous Plot
- Allocated Parking
- Refurbished Required
- EPC Rating: TBC

Third Avenue, Scampton, LN1 2UT,  
£132,500





Offered for sale with no onward chain is this 2 bedroom property situated on the former RAF Scampton base. Boasting 2 double bedrooms the property is a great opportunity for an investment looking to take advantage of the generous sized plot. Accommodation briefly comprises of 14'11 x 10'10 lounge, kitchen, dining room and a conservatory. Rising to the first floor there are 2 double bedrooms with built-in wardrobes, separate bathroom and separate WC. There is also uPVC double glazing throughout and a modern gas combination boiler. The rear garden comes with 2 brick built outbuildings is enclosed with fenced perimeters and non overlooked. To the front of the property there is allocated parking. For further details and viewing arrangements call the Starkey&Brown. Council tax band: A. Freehold.

### Entrance Hall

Having stairs rising to first floor, storage cupboard and access to reception rooms and kitchen.

### Lounge

10' 10" x 14' 11" (3.30m x 4.54m)

Having uPVC double glazed window to front aspect, radiator French doors which leads into:

### Conservatory

9' 11" x 9' 9" (3.02m x 2.97m)

Being of uPVC construction, radiator and sliding door leading onto rear garden.

### Kitchen

10' 6" x 10' 0" (3.20m x 3.05m)

Having a range of eye and base and eye level units, sink and drainer unit and uPVC double glazed window to rear aspect. Access into:

### Dining Room

8' 4" x 8' 1" (2.54m x 2.46m)

Having uPVC double glazed window to front aspect, radiator and wall mounted consumer unit.

### First Floor Landing

Having gas combination boiler. Access to bedrooms and bathroom.

### Master Bedroom

10' 11" x 14' 11" (3.32m x 4.54m)

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

### Bedroom 2

13' 0" x 11' 5" (3.96m x 3.48m)

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

### Bathroom

5' 9" x 4' 6" (1.75m x 1.37m)

Having uPVC double glazed frosted window to rear aspect, panelled bath with shower head over and pedestal wash hand basin unit.

### Separate WC

5' 2" x 2' 7" (1.57m x 0.79m)

Having uPVC double glazed frosted window to rear aspect and low level WC.

### Outside Rear

Having enclosed garden with fenced perimeters, 2 brick built garden stores and side access leading to the front of the property.

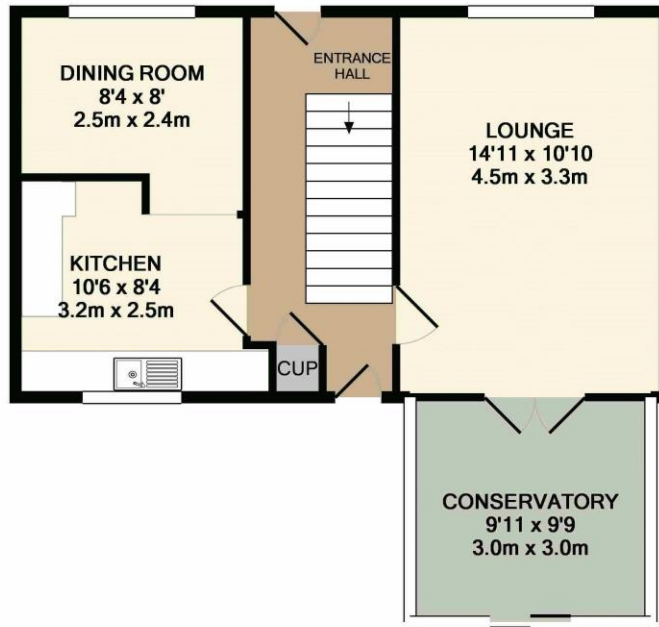
### Outside Front

Having a lawned front garden with allocated parking space.

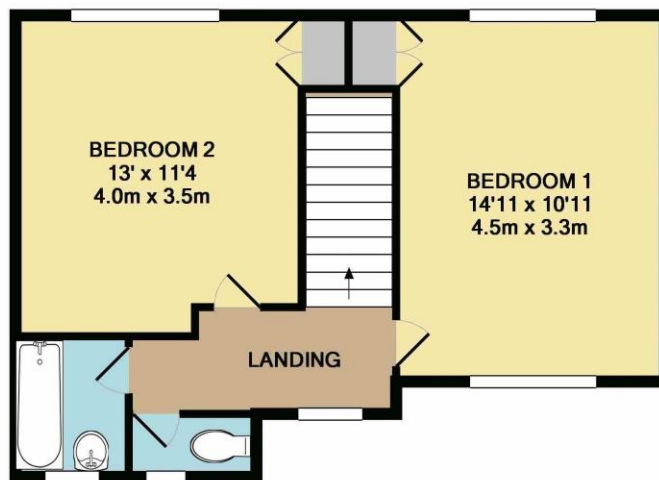
### Agents Note

We have been informed by the seller there is an estate charge of £39.30 pcm for the maintenance of the communal areas and public spaces. Please contact Starkey&Brown for more information.





GROUND FLOOR  
APPROX. FLOOR  
AREA 502 SQ.FT.  
(46.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 437 SQ.FT.  
(40.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 939 SQ.FT. (87.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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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