



- Detached Bungalow
- 3 Bedrooms
- Impressive Plot With Limestone Stream
- Large Garage/Workshop

- 2 Bathrooms
- Dining Room + Lounge
- Colourful Garden + Ample Parking
- Rural Lincolnshire Village

Main Street, Scopwick, LN4 3NW,  
£385,000





Occupying a plot of approximately 1/4 acre is this 3 bedroom detached bungalow with 'secret garden' featuring Scopwick's limestone stream. Providing ample living accommodation throughout the property requires modern refurbishments and is made available for sale with no onward sale. The internal accommodation comes with a formal dining room, lounge, breakfast kitchen, utility and rear porch. Furthermore the home comes with a welcoming corridor hallway which gives access to 3 bedrooms and 2 bathrooms (x1 bathroom, x1 shower room) whilst also having access to a large loft space with potential for a loft conversion. Externally the bungalow has a large workshop come garage with double gated entrance from front to back. There is a generous lawned garden to the rear enclosed for privacy with mature trees and shrubs. Off street parking can be found to the front of the property via a gravelled driveway for multiple vehicles. There is a limestone stream running through the heart of the village which comes with an abundance of wildlife. 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. Freehold. Council tax band: C.





### Entrance Porch

Having uPVC front door to the side aspect, uPVC double glazed window to the front aspect, single radiator and entrance into hallway.

### Entrance Hallway

Having one cloak cupboard and one storage cupboard, loft access with a fully boarded, insulated roof which is prime for loft conversion subject to planning permissions. There is also a pull down ladder and lighting. The hallway gives access to a number of bedrooms and reception rooms.

### Lounge

16' 10" x 12' 5" (5.13m x 3.78m)

Having electric fireplace, single radiator and sliding doors leading onto the rear garden.

### Kitchen/Breakfast Room

16' 2" x 11' 7" (4.92m x 3.53m)

Having eye and base level units with counter worktops, double oven, hob and extractor hood, a single radiator, uPVC double glazed window to the side aspect and access into the utility room.

### Utility room

9' 11" x 7' 7" (3.02m x 2.31m)

Having base level units with space and plumbing for appliances, tiled flooring, uPVC double glazed window to the rear aspect, sink and draining unit, plus access to the shower room.

### Shower Room

2' 10" x 9' 10" (0.86m x 2.99m)

Having uPVC double glazed obscured window to the rear aspect, low level WC, pedestal hand wash basin unit and shower cubicle.

### Dining Room

16' 2" x 6' 11" (4.92m x 2.11m)

Having uPVC double glazed window to the side aspect, single radiator and built in storage with mirror effect sliding doors.

### Bedroom 1

16' 5" x 13' 3" (5.00m x 4.04m)

Having uPVC double glazed window to the front aspect, single radiator and built in wardrobe with mirror effect sliding doors.

### Bedroom 2

13' 8" x 12' 2" (4.16m x 3.71m)

Having uPVC double glazed window to the front aspect and single radiator.

### Bedroom 3

12' 2" x 8' 0" (3.71m x 2.44m)

Having a uPVC double glazed window to the rear aspect and single radiator.

### Bathroom

5' 9" x 8' 1" (1.75m x 2.46m)

Having three piece suite comprising of panel bath, low level WC, pedestal hand wash basin unit, tile flooring and chrome heated hand towel rail.

### Rear Porch

7' 7" x 8' 8" (2.31m x 2.64m)

Having French doors to the side aspect leading onto the rear garden and tile flooring.

### Garage/Workshop

19' 9" x 11' 8" (6.02m x 3.55m)

Having double door entry, personnel door entry to the rear aspect, concrete base with a timber built structure, power and lighting.

### Rear Garden

Mostly laid to lawn with a range of mature trees and shrub borders, with access to a secret garden have the Scopwick limestone stream running freely to the rear of the boundary.

### Front

Having a gravel driveway with parking for multiple vehicles and double gated entrance to the garage/workshop.







GROUND FLOOR  
1629 sq.ft. (151.3 sq.m.) approx.



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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.

Important Information:

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE