



- Detached Dormer Style Residence
- Approx 0.7 Acres Plot (STS)
- 4 Bedrooms
- 23ft Lounge & Conservatory
- 22ft Kitchen & Dining Room
- 2 Bathrooms
- Gated Entrance, Large Driveway & Garage
- No Onward Chain

Dawn Run, Main Street, Scothern, LN2 2UW
£539,000



Offered for sale with no onward chain is this detached dormer style residence situated in the popular village of Scothern.

Estimated to have a plot of 0.7 acres (sts). The property has massive potential for further development, however this will require planning permission. Furthermore the property makes for an ideal family home with large gardens to front and rear, spacious living accommodation over 2 floors.

The ground floor comprises of 2 bedrooms, a 22ft kitchen and 23ft lounge, a conservatory overlooking the rear garden with modern roof, a dining room and a ground floor bathroom. Rising to the first floor are 2 further bedrooms and a shower room.

To the front of the property there is gated access with ample parking provisions for multiple vehicles in the space of a path driveway and access to a single garage with electric up and over door with an adjoining office measuring 11'7" x 6'7".

The rear garden is mostly laid to lawn with a range of mature shrubs and trees, planted over the years. 'Dawn Run' has been in the family for approximately 40 years and is now made available for sale with no onward chain.

For further enquiries and viewing arrangements. Please contact Starkey&Brown. Council tax band: E. Freehold.



Entrance Hall

Having uPVC front door entry to front aspect, tiled floor and a single radiator. Access into living accommodation.

Kitchen

22' 2" x 9' 3" (6.75m x 2.82m)

Having a range of base and eye level units with counter worktops, range cooker, space and plumbing for further appliances, wall mounted gas central heating boiler, tiled flooring, single radiator, breakfast bar arrangement, coved ceiling and access into:

Rear Porch

Having access to a downstairs WC.

Downstairs WC

Having a low level WC, hand wash basin unit, uPVC double glazed obscured window to side aspect, tiled flooring and single radiator.

Dining Room

14' 9" x 17' 11" (4.49m x 5.46m)

Having single radiator, sliding doors leading into conservatory, stairs rising to first floor. Access to 2 bedrooms and a feature gas fireplace.

Lounge

23' 0" x 15' 0" (7.01m x 4.57m)

Having 2 uPVC double glazed windows to rear aspect, 1 uPVC double glazed window to side aspect and a feature gas fireplace.

Conservatory

11' 9" x 12' 1" (3.58m x 3.68m)

Being of brick base with uPVC surround, power and lighting, new sold roof fitted approximately 2 years ago. Double doors leading out onto the rear garden.

Bedroom 1

14' 9" x 11' 1" (4.49m x 3.38m)

Having a single radiator, uPVC double glazed window to rear aspect and built-in bedroom furniture.

Bedroom 2

9' 3" x 11' 1" (2.82m x 3.38m)

Having uPVC double glazed bay window to front aspect, single radiator, shower cubicle and hand wash basin unit.

Bathroom

11' 2" max x 6' 2" max (3.40m x 1.88m)

Having a panelled bath with mains showerhead over, pedestal wash hand basin unit, low level WC, tiled floor and tiled surround, chrome heated hand towel rail, airing cupboard housing hot water cylinder and 2 uPVC double glazed windows.

First Floor Landing

Gives access to eaves storage, 2 bedrooms and a shower room.

Bedroom 3

10' 9" x 10' 5" (3.27m x 3.17m)

Having uPVC double glazed window to front aspect, single radiator and built-in bedroom furniture.

Bedroom 4

12' 4" x 8' 1" (3.76m x 2.46m)

Having built-in wardrobes, single radiator, uPVC double glazed window to side aspect and access to eaves storage.

Outside Rear

Having an enclosed garden with fenced and mature hedged perimeters. A patio seating area but being largely laid to lawn with a selection of garden sheds and summer house. There are further seating areas with the whole plot measuring approximately 0.7 acres (sts).

Outside Front

Having gated access with parking for multiple vehicles with a paved arrangement. Access to garage and garden office.

Garage

12' 0" x 18' 3" (3.65m x 5.56m)

Having electric up and over door, power and lighting.

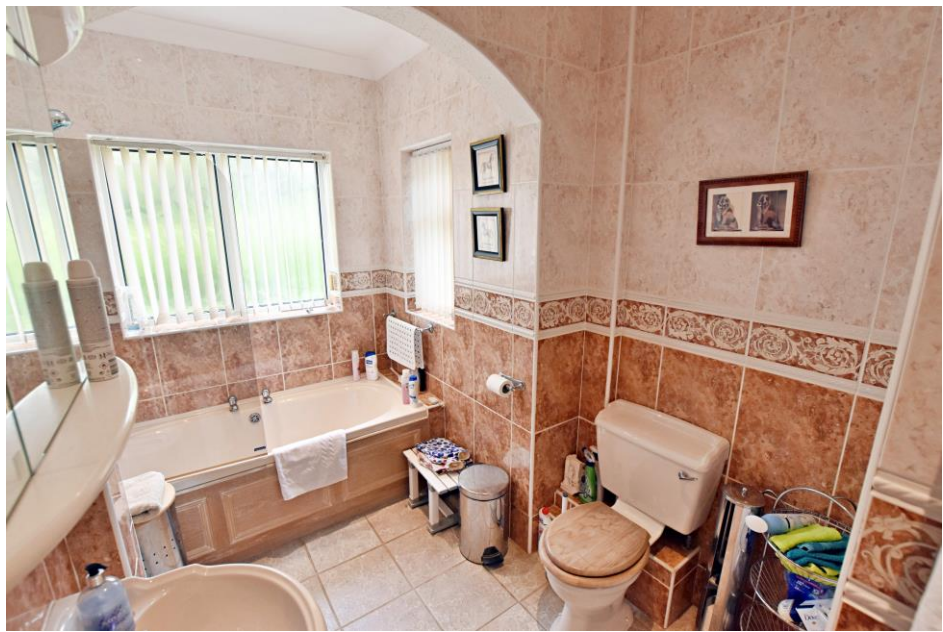
Garden Office

11' 7" x 6' 7" (3.53m x 2.01m)

Having wood framed window to rear aspect, personnel door, in-built desk with a office style arrangement.



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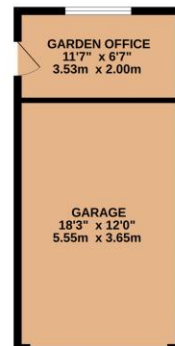
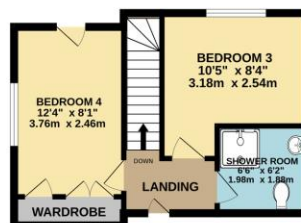


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GROUND FLOOR
1348 sq.ft. (125.2 sq.m.) approx.

1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.

GARAGE
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1962 sq.ft. (182.2 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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