

- Detached Bungalow
- 4 Bedrooms
- Modern Breakfast Kitchen
- Generous Sized Lounge & Dining Room
- Beautifully Landscaped Garden
- Off Road Parking With EV Charging Point
- Semi Rural Village Location
- Fantastic Road Links To Lincoln, Newark & Nottingham

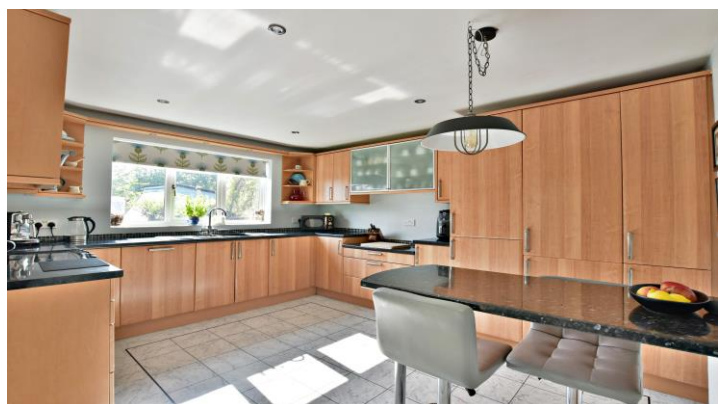
Chapel Lane, North Scarle, LN6 9EX,  
£345,000







Starkey&Brown is delighted to represent this 4 bedroom detached bungalow situated in the semi-rural village of North Scarle. The property is well presented throughout and features light and airy rooms throughout. Having living accommodation which measures approximately 1200 sq ft and comprising of a long entrance hallway, lounge with Velux windows and views over the rear garden, dining room with French doors and access into the breakfast kitchen. The breakfast kitchen comes with a range of base and eye level units and integrated appliances. Three double bedrooms, a fourth bedroom which is currently utilised as a office - ideal for working from home. There is a stylish shower room and access to a covered outdoor seating area which provides access onto a rear garden. The rear garden wraps around the side of the property and the rear, beautifully landscaped with an arrangement of flowerbeds, patio areas and Astro turf area. Externally to the front there is off road parking for 2 vehicles with access to EV charge point. North Scarle is ideally located close to the A46 which provides fantastic access to Lincoln, Newark and Nottingham. With local amenities such as a primary school and a public house. For further details and viewing arrangements contact Starkey&Brown. Council tax band: C. Freehold.





### Entrance Porch

Having uPVC front door entry and access into bedroom 4/study and entrance to hallway.

### Bedroom 4/Study

12' 0" x 7' 2" (3.65m x 2.18m)

Having uPVC double glazed window to front aspect, radiator and loft access. Was previously a garage with the conversion completed in 2022.

### Hallway

Having tiled flooring, radiator, coved ceiling, loft access and storage cupboard with access to living accommodation and external access.

### Breakfast Kitchen

13' 9" x 11' 8" (4.19m x 3.55m)

Having a range of base and eye level units with counter worktops, integral appliances such as a dishwasher, fridge freezer, washing machine and cooker, radiator, uPVC double glazed window to rear aspect, breakfast bar and access into:

### Dining Room

13' 8" x 15' 6" (4.16m x 4.72m)

Having wood effect flooring, radiator, coved ceiling and French doors leading onto rear garden. Access into:

### Lounge

13' 0" x 15' 0" (3.96m x 4.57m)

Having 2 uPVC double glazed windows to rear aspect, sliding doors to front aspect, feature log burner and 2 Velux windows. Lounge previously a conservatory been converted with a full remodel and refurbishment.

### Bedroom 1

12' 4" max x 11' 10" (3.76m x 3.60m)

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

### Bedroom 2

9' 1" x 12' 4" (2.77m x 3.76m)

Having uPVC double glazed window to rear aspect and radiator.

### Bedroom 3

7' 11" x 12' 10" (2.41m x 3.91m)

Having uPVC double glazed window to side aspect and wood laminate effect flooring.

### Shower Room

8' 5" x 5' 10" (2.56m x 1.78m)

Having a 3 piece suite comprising a shower cubicle, vanity unit, chrome heated hand towel rail, low level WC, tiled flooring and surround and a uPVC double glazed obscured window to side aspect.

### Outdoor Seating Area

With protected rain cover over, patio flooring and access onto rear garden.

### Outside Rear

Being landscaped, wrapping around the side and the rear of the property. A range of flowerbed, pathways and Astro turf area. A feature seating area creating a space for entertaining and relaxing.

### Outside Front

Having off road parking with access to EV charging point.





GROUND FLOOR  
1239 sq.ft. (115.1 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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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.

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