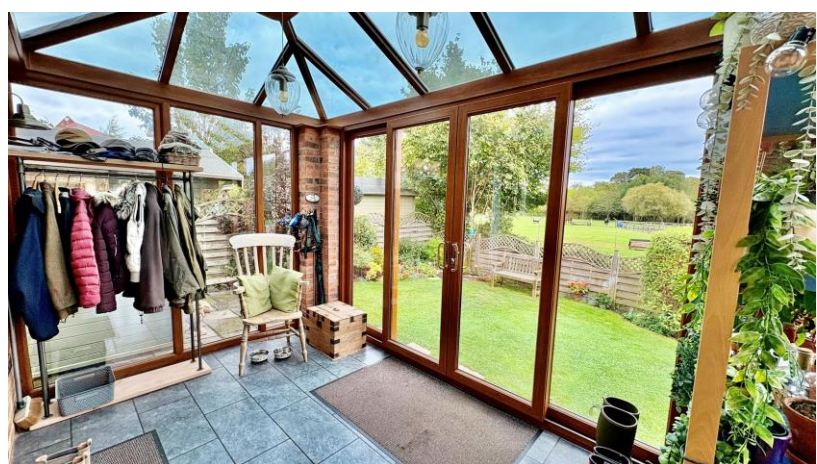




- Immaculate & Well Presented Detached Home
- Lounge With Log Burner
- Modern Extended Home
- Two Spacious Reception Rooms
- Separate Study Area
- Dressing Room & En-Suite To Master
- Overlooking Horse Paddock
- Gravelled Driveway Parking

Field Views, Washtub Lane, South Scarle, NG23 7JN
Guide Price £400,000 - £410,000





Starkey&Brown is delighted to offer for sale this three double bedroom detached property with countryside and paddock views, located on Washtub Lane in South Scarle. 'Field View' is positioned in the heart of the village and has been beautifully presented, providing a balance of modern living and rural charm. Ground floor accommodation comprises a welcoming entrance hall, a lounge completed with a log-burner, an extended dining room with a bay window, a contemporary fitted kitchen with integrated appliances including a Rangemaster cooker, leading to a conservatory with horse paddock views. Rising to the first floor, there are three generous double bedrooms. The master bedroom benefits from a dressing room and an en-suite shower room. Whilst the two remaining bedrooms are served with a recently fitted bathroom finished to a high standard. To the rear of the property, there are interrupted field views, an additional study room, ideal for those working from home, and a wooden shed fitted in 2023 with electrics providing excellent storage or workshop space. To the front of the property here is gravelled parking for 2/3 cars. Further benefits of the property include handmade oak doors, guttering replaced in 2023, oak flooring, and radiators powered by an oil fired boiler. The village of South Scarle is a charming village with easy access to Collingham. With everyday amenities including primary and secondary schools, a doctor's surgery, railway station with links to both Lincoln and Newark. Council tax band: D. Freehold.



uPVC wood effect door leading into:

Hallway

Oak flooring, stairs rising to the first floor, and storage. Access to:

Lounge

15' 0" x 12' 0" (4.57m x 3.65m)

Handmade oak door, oak flooring, wood-effect French doors to the rear aspect, a log burner (fitted 2023), and a radiator. Archway through to:

Dining Room

15' 1" x 8' 9" (4.59m x 2.66m)

Extended by the previous owners. Oak flooring, a bay window to the front aspect, an additional double-glazed window looking out to the front aspect, a radiator, and a handmade oak door to the hallway.

Kitchen

14' 1" x 11' 1" (4.29m x 3.38m)

Handmade oak door, a range of wall and base units with oak worktops, a range master cooker with extractor fan, integrated dishwasher and fridge freezer, a larder cupboard, a Belfast sink with mixer tap, LED cabinet lighting, and oak flooring. Access to:

Conservatory

14' 1" x 8' 3" (4.29m x 2.51m)

Sliding patio doors, heat reflective glass, tiled flooring, and glass panels looking out to the rear aspect.

Utility

Handmade oak door, oak flooring, low-level WC, wash hand basin with storage, a frosted double-glazed window to the front aspect, plumbing for washing machine, storage cupboards, and a radiator.

First Floor Landing

Carpeted, a double-glazed window to the side aspect, loft access - partially boarded with light.

Master Bedroom

14' 7" x 9' 6" (4.44m x 2.89m)

Carpet laid in 2025, a handmade oak door, a double-glazed window to the rear aspect, and a radiator. Access to:

Dressing Room

8' 2" x 5' 2" (2.49m x 1.57m)

Laminate flooring laid in 2025, a handmade oak door, a double-glazed window to the front aspect, and a radiator. Access to:

En-Suite

Tiled flooring, tiled walls, a low-level WC, a wash-hand basin, a walk-in shower, a wall-mounted towel radiator, a shaver point, and an extractor fan.

Bedroom 2

10' 6" x 8' 1" (3.20m x 2.46m)

Laminate flooring, a double-glazed window to the rear aspect, a radiator, and a handmade oak door.

Bedroom 3

10' 3" x 8' 2" (3.12m x 2.49m)

Laminate flooring, a double-glazed window to the rear aspect, a radiator, and a handmade oak door.

Bathroom

10' 2" x 6' 5" (3.10m x 1.95m)

Fitted 2025. Vinyl flooring, mostly tiled walls, panelled bath with overhead shower, a low-level WC, a wash hand basin, an extractor fan, a double-glazed window to the front, and a radiator.

Outside Rear

Overlooks a horse paddock, fully enclosed, with a wooden shed added in 2023 with power and electrics.

Additional Study Area

10' 10" x 7' 2" (3.30m x 2.18m)

Having power and electricity. Own fuseboard. New gate leading to the front of the property.

Outside Front

Gravelled driveway with access to both sides. New oil boiler fitted in 2024.

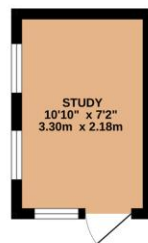
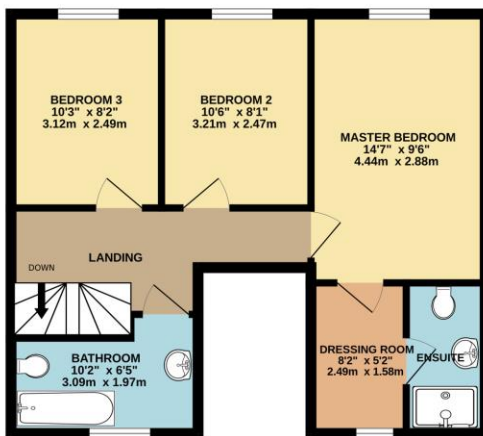
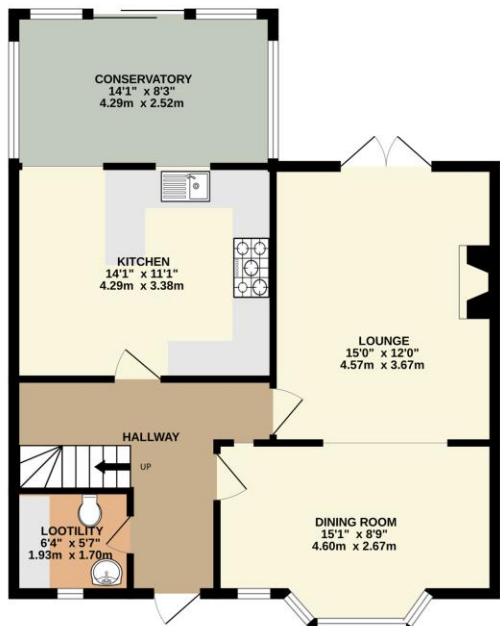




GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.

1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.

OUTBUILDING
78 sq.ft. (7.2 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.8 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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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.

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