



- Semi- Detached House
- Popular Village Location
- Pleasant Cul-De-Sac Position
- 3 Good Size Bedrooms

- 18ft Lounge Diner
- New Kitchen & Bathroom 2023
- Driveway & Garage
- West-Facing Garden

Weir Farm Paddock, Scothern, LN2 2XA,
£229,000





Starkey&Brown are pleased to offer for sale this spacious semi detached family home, located within a pleasant cul de sac position within the ever popular village of Scothern - only a short walk away from the highly regarded Ellison Boulters Primary Academy. In recent years the property has benefitted from a new kitchen and bathroom and has accommodation which briefly comprises entrance hallway, spacious 18ft lounge diner with door leading to the rear garden, 10'4 kitchen with a range of integrated appliances, first floor landing, three very well proportioned bedrooms and a spacious family bathroom. Outside the property has a driveway, integral garage and a pleasant, west facing garden which offers an excellent degree of privacy. Call today to view!! Council tax band: B. Freehold.



Entrance Hallway

Having part glazed front entrance door, ceramic tiled floor, radiator and coved ceiling.

Lounge Diner

18' 0" max x 17' 0" max (5.48m x 5.18m)

Having radiator, coved ceiling, stairs rising to first floor, large understairs storage cupboard and uPVC door leading to rear garden.

Kitchen

10' 4" x 6' 0" (3.15m x 1.83m)

Having been re-modelled in 2023 and having a range of matching wall and base units, attractive slim profile work surfacing, inset stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, integral full height fridge freezer, integral dishwasher, plumbing for washing machine, ceramic tiled floor, radiator and LED downlights.

First Floor Landing

Having large airing cupboard housing central heating boiler.

Bedroom 1

11' 2" x 10' 0" min (3.40m x 3.05m)

Having radiator and coved ceiling.

Bedroom 2

11' 6" x 10' 0" max (3.50m x 3.05m)

Having radiator and coved ceiling.

Bedroom 3

11' 6" x 7' 8" (3.50m x 2.34m)

Having radiator.

Family Bathroom

Having been remodelled in 2023 and having spacious 3 piece suite comprising panelled bath with electric shower appliance and glass shower screen over, wash hand basin set in vanity unit, low level WC with concealed cistern, a range of bespoke fitted storage units, ceramic tiled floor, radiator, fully tiled walls and extractor.

Outside Front

To the front of the property is a lawned garden area with a variety of established plants and shrubs, concrete driveway leading to garage. Gate at side leading to rear garden.

Garage

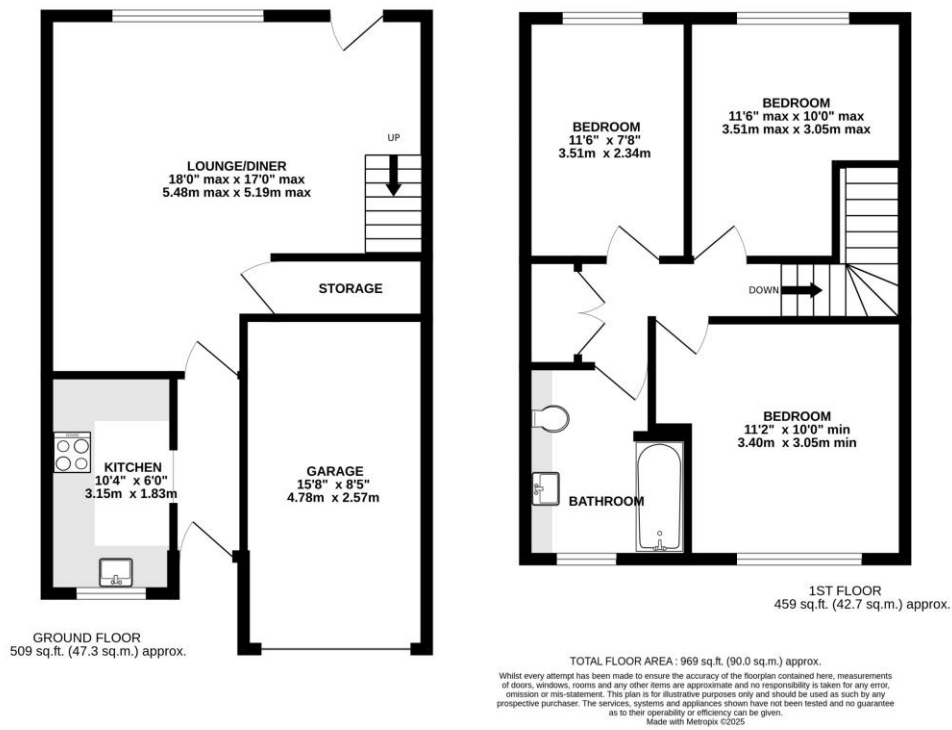
15' 8" x 8' 5" (4.77m x 2.56m)

Having up and over door, power and light.

Outside Rear

To the rear of property there is a fully enclosed west-facing garden being mainly laid to lawn with a variety of flowers, plants, shrubs and trees and offering an excellent degree of privacy.





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.

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