



## 2 Boundary Farm Court Scartho, Lincolnshire DN33 2BJ

Situated on the fringe of the popular village of Scartho is this unique small development of 11 characterful properties built by the reputable CYDEN HOMES in 2014. This very attractive barn style semi detached cottage has been improved by the current owners to offer superbly presented contemporary designed accommodation including: - Entrance hall, cloaks/wc, good sized lounge, well fitted kitchen/breakfast room, recently fitted garden room plus family bathroom/wc. Gas central heating system. Double glazing. Garage with additional off road parking. Front and enclosed rear gardens. EARLY VIEWING RECOMMENDED with NO FORWARD CHAIN

**£247,500**

- BARN STYLE SEMI DETACHED HOUSE
- CLOAKS/WC
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- GARDEN ROOM
- THREE BEDROOMS
- TWO BATHROOMS
- ATTRACTIVE GARDENS
- GARAGE



## DESCRIPTION

Although this property was only built in 2014 it is oozing character and charm as it has striking brickwork with mock timber work around the entrance door and lounge window together with mock double timber doors to the brick garage. The modern pantile roof has a decorative Dovecote which adds to the external appeal with the contrasting contemporary styled internal decor makes this an ideal family home in the Agent's opinion and early viewing is strongly recommended.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Approached via a composite entrance door and having a small double glazed window to the front elevation and radiator. A stained spelled staircase leads up to the first floor accommodation. Striking wood effect flooring.



#### CLOAKS/WC

Fitted with a small pedestal wash hand basin and a low flush wc. Wood effect flooring. Radiator. Extractor fan. Double glazed window to the front.



#### LOUNGE

18'6" x 11'10" (5.65 x 3.63)

Feature fire suite in a white finish with pebble style electric fire. Dual aspect room has a double glazed window to the front elevation plus double glazed French doors opening onto the rear garden. Two radiators. Useful under stairs storage cupboard.



## LOUNGE

Additional photo



## KITCHEN/BREAKFAST ROOM

15'10" x 10'11" (4.84 x 3.35)

Fitted with grey hand painted Shaker style kitchen comprising base and wall cupboards with under cupboard lighting. Contrasting worksurface with ceramic sink unit with mixer tap. Metro style tiled splash backs. Built in appliances include the integrated washing machine, dishwasher, fridge and freezer and the built in Neff electric double oven and electric hob which has a stainless steel extractor above. The gas fire boiler is concealed in a matching wall cupboard and the base cupboards have LED kick board lighting. Ample space for breakfast table and chairs. Tiled flooring. Double glazed window and door. Radiator.



## KITCHEN/BREAKFAST ROOM

Additional photo



## GARDEN ROOM

10'5" x 8'6" (3.18m x 2.61m)

Having double glazed windows to the side and rear with double glazed door to the side giving access to the rear garden. Striking tiled flooring. Fitted with a range of storage units.



## FIRST FLOOR

### LANDING

Spelled balustrade in a white finish. Access to roof space. Radiator. Fitted airing cupboard. Double glazed window to the front.



### BEDROOM 1 (REAR)

15'0" x 10'9" (4.59 x 3.30)

Offering a superb range of wardrobes by Haagensen. Double glazed window. Radiator. Door leads into the en suite



### BEDROOM 1

Additional photo



### EN SUITE SHOWER ROOM

5'7" x 7'4" (1.71 x 2.25)

Fitted with a fully tiled shower cubicle having a glass fronted screen, a pedestal wash hand basin and a contemporary vanity sink. Double glazed window. Vinyl flooring. Heated towel rail.



### **BEDROOM 2 (REAR)**

8'11" x 11'1" (2.74 x 3.38)

Double glazed window. Radiator.



### **BEDROOM 3 (FRONT)**

9'3" x 9'6" (2.84 x 2.92)

Fitted with a range of wardrobes by Haagensen. Double glazed window. Radiator.



### **BATHROOM/WC (REAR)**

8'11" x 6'8" (2.72 x 2.05)

Fitted with a suite in white comprising a panelled bath with a hand held shower attachment, a low flush wc and a vanity sink. Complementary tiling to walls having a striking border to dado height. Heated towel rail. Double glazed window. Vinyl flooring.



### **BRICK GARAGE**

18'2" x 6'6" (5.56 x 1.99)

This larger than average semi detached brick garage can be accessed via an under cover passageway from the front or from the rear courtyard. The garage is accessed via a remote controlled up and over door to the front plus mock double timber doors to the front elevation of the property. Light and power. This garage has additional storage to the eaves together with useful shelving above the door.



## OUTSIDE



### GARDENS

The property stands in both front and rear gardens, the fore garden is set behind a high hedge giving privacy from Waltham Road, this garden is lawned with borders of bushes and shrubbery. A block paved pathway leads to the front entrance door which extends through the covered passage way with wrought iron gate into the rear courtyard. The rear garden is enclosed high fencing and a substantial brick wall and is again lawned with planted border beds having numerous plants and shrubs. A paved patio area situated close to the property is ideal for Alfresco dining. Outside tap. Garden shed with power and lighting.



### GARDENS

Additional photo



### GARDENS

Additional photo



### TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

### COUNCIL TAX BAND

Council Tax Band C

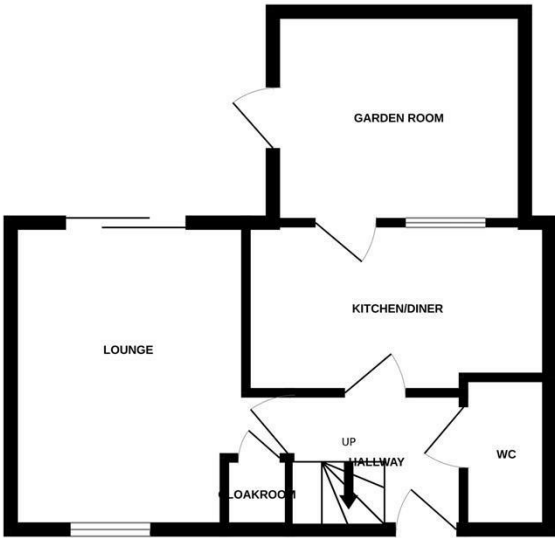
### VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

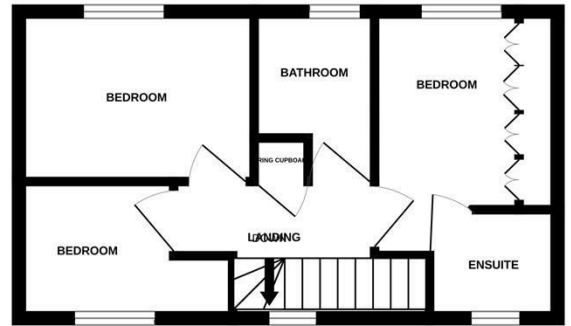
### OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

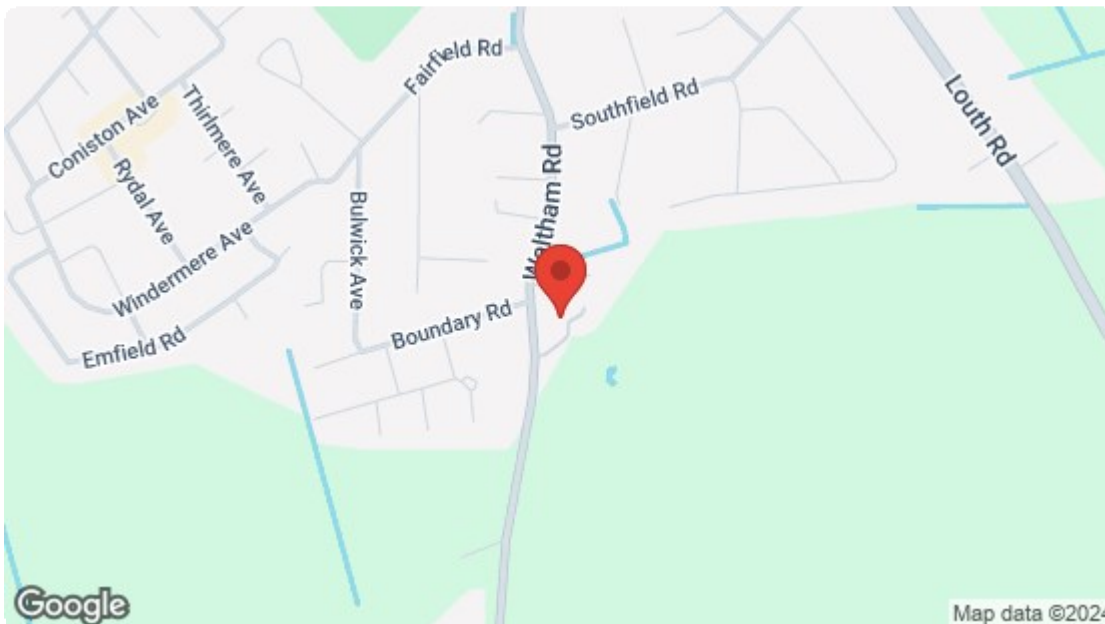
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.