



**Pitts Farm Meadow Lane, North Scarle Lincoln LN6 9EH**

**welcome to**

**Pitts Farm Meadow Lane, North Scarle Lincoln**

Situated in a tucked away position within the sought after village of North Scarle is this spacious detached bungalow boasting a generous plot with two double bedrooms, two reception rooms, driveway parking, detached garage and private gardens with a large pond.



### Entrance Hall

With carpet flooring and radiator.

### Boiler Room

5' 1" x 2' 11" ( 1.55m x 0.89m )

With double glazed obscured window to the rear, wall mounted boiler and vinyl flooring.

### Study

5' 1" x 8' 10" ( 1.55m x 2.69m )

With loft access point and wooden flooring.

### Lounge / Diner

17' 8" max x 22' 8" max ( 5.38m max x 6.91m max )

With double glazed windows to the front and side, carpet flooring, log burner and two radiators.

### Kitchen

9' 11" x 15' 1" ( 3.02m x 4.60m )

A fitted kitchen in a range of wall and base units with work surfaces, range cooker with cooker hood fitted over, stainless steel sink and drainer, tiled splashback, tiling to the floor and radiator.

### Utility Room

12' 7" x 6' 11" ( 3.84m x 2.11m )

With double glazed window to the rear, double glazed door to the side opening to rear garden, space for washing machine, space for dryer, space for dishwasher and stainless steel sink and drainer.

### Conservatory

9' 5" x 12' 1" ( 2.87m x 3.68m )

With double glazed door to the side opening to rear garden, tiling to the floor and radiator.

### Bedroom One

9' 10" x 10' 5" ( 3.00m x 3.17m )

With double glazed window to the rear, built in storage, carpet flooring and radiator.

### En Suite

With double glazed obscured window to the side, shower, wc, wash hand basin, tiling to the floor and part tiling to the walls.

### Bedroom Two

11' 10" x 13' 10" ( 3.61m x 4.22m )

With double glazed window to the front, built in storage, carpet flooring and radiator.

### Bathroom

With double glazed obscured window to the front, bath, shower, wc, wash hand basin, built in storage, carpet flooring, part tiling to the walls and radiator.

### Outside

Property benefits from a gated driveway to the front providing off road parking for two cars and access to the detached garage. To the side, gated access leads to a generous garden enclosed by hedging which extends to the rear with a wide range of mature trees and shrubs, areas of lawn, areas of gravel, three sheds with electricity and a large pond bordered by plants and flowers.



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welcome to

## Pitts Farm Meadow Lane, North Scarle Lincoln

- SPACIOUS DETACHED BUNGALOW ON A GENEROUS PLOT
- DRIVEWAY PARKING & GARAGE
- WELL PRESENTED GARDENS WITH LARGE POND
- TWO DOUBLE BEDROOMS
- EN SUITE & FAMILY BATHROOM

Tenure: Freehold EPC Rating: E

offers over

**£400,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR121548 - 0002

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