

Dorset Place, Scampton Lincoln LN1 2UF



## welcome to

## **Dorset Place, Scampton Lincoln**

Early viewing is essential for this spacious semi-detached home situated within the popular village of Scampton. Boasting no onward chain, generous bedrooms, allocated parking and enclosed rear garden, this property could be a great investment or first time buy!













#### **Entrance Hall**

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

#### Lounge

9' 8" x 18' 5" ( 2.95m x 5.61m ) With double glazed windows to the front and rear, carpet flooring and two radiators.

#### Kitchen / Diner

18' x 12' 9" ( 5.49m x 3.89m )

With two double glazed windows to the side and double glazed door opening to the rear garden, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, gas hob with extractor fan fitted over, space for fridge freezer, space for washing machine, stainless steel sink and drainer, carpet flooring and radiator.

#### **First Floor Landing**

With loft access point, carpet flooring and built in storage.

#### **Bedroom One**

12' 8" x 11' (  $3.86m\ x\ 3.35m$  ) With double glazed window to the front, carpet flooring and radiator.

#### **Bedroom Two**

10' 11" x 9' 11" (  $3.33m \times 3.02m$  ) With double glazed window to the front, carpet flooring, built in storage and radiator.

#### **Bedroom Three**

9' x 7' 6" ( 2.74m x 2.29m ) With double glazed window to the rear, built in storage, carpet flooring and radiator.

#### Bathroom

With obscured double glazed window to the side, bath with shower fitted over, wash hand basin, vinyl flooring and part tiling to the walls.

### Separate W C

With obscured double glazed window to the rear, wc and vinyl flooring.

#### Outside

Property benefits from allocated parking to the front as well as gated side access to the rear garden. To the rear is a fully enclosed garden which is mainly laid to lawn with a patio area ideal for seating.





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## **Dorset Place, Scampton Lincoln**

- NO ONWARD CHAIN
- SPACIOUS SEMI-DETACHED HOME
- THREE GENEROUS BEDROOMS
- FRONT & REAR GARDENS
- ALLOCATED PARKING TO THE FRONT ٠

Tenure: Freehold EPC Rating: C

## £145,000





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postcode not the actual property

The Property Ombudsman

Property Ref: LCR121647 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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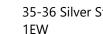
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