

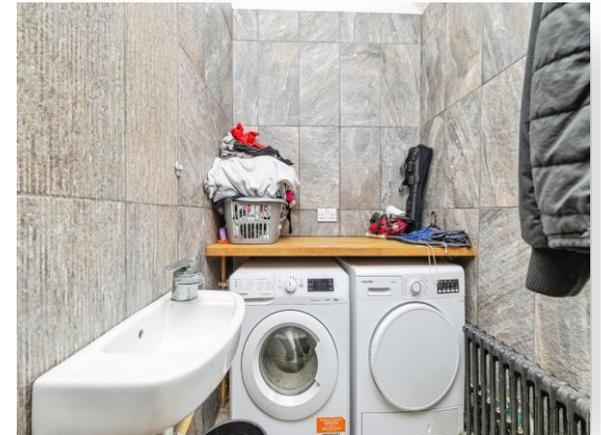


**High Street, North Scarle, Lincoln LN6 9EP**

**welcome to**

**High Street, North Scarle, Lincoln**

This spacious detached family home is situated within the sought after village of North Scarle. Boasting four double bedrooms, open plan kitchen/dining space, extensive rear garden, utility room and local access to a range of village amenities.



## Entrance Hall

### Lounge

12' 8" x 12' ( 3.86m x 3.66m )

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

### Kitchen / Dining Space

12' 6" x 23' 4" ( 3.81m x 7.11m )

With double glazed window to the front and side, a fitted kitchen in a range of wall and base units with work surfaces, inset sink and drainer, space for cooker, space for fridge freezer, understairs storage, laminate flooring and radiator.

### Utility Room

With obscured double glazed window to the rear, wc, wash hand basin, space for washing machine, space for dryer and tiling.

### Bedroom Four / Family Room

10' 4" x 11' 3" ( 3.15m x 3.43m )

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

### Bedroom One

12' 7" x 12' ( 3.84m x 3.66m )

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

### Bedroom Two

12' 8" x 13' ( 3.86m x 3.96m )

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

### Bedroom Three

9' 11" x 10' 8" ( 3.02m x 3.25m )

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

### Bathroom

With obscured double glazed window to the side, bath, shower, wc, wash hand basin, two radiators, wooden flooring and part tiling to the walls.

## Outside

Property benefits from an extensive garden to the rear which is mainly laid to lawn with a patio area ideal for seating.



**view this property online** [williamhbrown.co.uk/Property/LCR122353](http://williamhbrown.co.uk/Property/LCR122353)



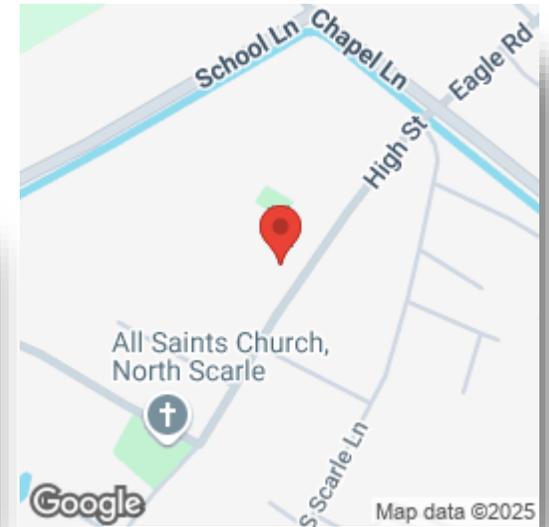
welcome to

## High Street, North Scarle Lincoln

- GENEROUS DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- SPACIOUS KITCHEN / DINER
- EXTENSIVE REAR GARDEN
- CHARACTERFUL ACCOMMODATION THROUGHOUT

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

offers over  
**£325,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williambrown.co.uk/Property/LCR122353](http://williambrown.co.uk/Property/LCR122353)



Property Ref:  
LCR122353 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01522 534 771**



[Lincoln@williambrown.co.uk](mailto:Lincoln@williambrown.co.uk)



35-36 Silver Street, LINCOLN, Lincolnshire, LN2  
1EW



**[williambrown.co.uk](http://williambrown.co.uk)**