



Chapel Lane, North Scarle, Lincoln

£300,000

  
**MARTIN&CO**

Chapel Lane, North Scarle,  
Lincoln

Bungalow - Detached  
4 Bedrooms, 4 Bathroom

£300,000

Date Available:

Deposit:

- Modern Detached Bungalow
- Breakfast Kitchen
- Chain Free
- Covered Outdoor Space
- Landscaped Gardens
- Driveway Parking with EV Point
- Part exchange available
- Tenure - Freehold (assumed)
- EPC Rating - F
- Council Tax Band - C

Four bedroom detached bungalow within the desirable village of North Scarle. Comprising internally of an entrance porch with bedroom 4 / study, three further bedrooms, modern shower room, covered outdoor seating area, fitted kitchen, dining room and living room. Property is a must view to be fully appreciated.



Four bedroom detached bungalow within the desirable village of North Scarle. Comprising internally of an entrance porch with bedroom 4 / study, three further bedrooms, modern shower room, covered outdoor seating are, fitted kitchen, dining room and living room. Externally offering beautifully landscaped gardens and off road parking with a EV charging point. Property is a must view to be fully appreciated.

North Scarle village offers a range of amenities to include a public house, which offers food, bingo, pool and darts, post office, sports field with tennis courts, play area and a bowling green, football and cricket pitches. There is also the local parish church with two village halls and the primary school. Local to the well served village of Collingham Village to include a dentist, pharmacy, medical centre, butchers and more. North Scarle is on a bus route and the nearby village of Swinderby has a train station into the city centre. Part Exchange available.

The agent hasn't been notified of any issues with potential impact on the property. The agent has not seen sight of the title registration so the title is assumed as freehold only. We recommend buyers to seek legal advice and to carry out their own due diligence on this matter.

EPC Rating - F  
Council Tax Band - C

Draft Particulars  
PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

Entrance Porch  
7'9" x 5'11"  
PVC front door and side panels, carpet flooring and a light fitting.

Bedroom 4 / Study  
11'11" x 7'2"  
Formally a garage having been converted in 2022, this fourth bedroom / study includes a PVC front window, housed mains consumer unit, wood effect laminate flooring, radiator and access to the loft via a fitted ladder.

Hallway  
Feature tile effect flooring, radiator, light fittings, storage cupboard and access to the separate loft via a fitted ladder.

Breakfast Kitchen  
13'9" x 11'7"  
Base and eye level units with laminated work surfaces incorporating a breakfast bar and an inset composite sink and drainer. Freestanding Zanussi cooker with fitted extractor over and a range of integrated appliances to include a fridge freezer, dishwasher and a washing machine. Tile effect flooring, housed Oil fired combination boiler, PVC window to the rear, radiator and ceiling lighting.

Dining Room  
15'7" x 13'9"  
PVC French doors to the garden, PVC to the front, wood effect laminate flooring, two radiators and a light fitting.

Living Room  
14'11" x 12'9"  
Previously a conservatory, having been converted through a full refurbishment. Feature wood burning stove through to the dining room, sliding PVC patio doors to the garden, PVC windows to the rear plus Velux windows to the ceiling, wood effect laminate flooring, vertical radiator and a spot lit ceiling.

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>72</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            | <b>27</b>                  |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

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





**Martin & Co Lincoln Lettings**  
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
8HW  
01522 503727 . [lincoln@martinco.com](mailto:lincoln@martinco.com)

**01522 503727**  
**<http://www.martinco.com>**

**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.