



**Ramblers Cottage, 1 Church Lane, North  
Scarle, Lincoln, LN6 9EQ**

**£300,000**  
Tel: 01636 611 811

**RICHARD  
WATKINSON**  
**PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

Well situated in the charming village of North Scarle, this delightful detached four bedroom cottage presents a good opportunity for those seeking a project to modernise a spacious family home. Set on a generous plot, the property offers ample outdoor space, including large gardens and a driveway that can accommodate up to six vehicles, making it ideal for families.

Upon entering, you are welcomed by a hall that leads to four versatile reception rooms, including a comfortable lounge, a dining room perfect for family meals and entertaining. A study provides a useful work from home space, and a modern uPVC conservatory overlooks the gardens creating a lovely area to enjoy all year round.

The first floor features a landing that leads to three well-proportioned bedrooms, and a dressing room. The family bathroom is conveniently located to serve the upper level.

This property is situated next to the picturesque village church, enhancing the tranquil setting. North Scarle offers essential village amenities, including a primary school and a popular local pub. Furthermore, the location provides excellent transport links, with Newark and Lincoln just a short drive away, offering a wider range of shopping, dining, and leisure options.

The property is constructed of rendered brick elevations under a concrete interlocking tiled roof. There is a uPVC double glazed conservatory extension built on a brick base with a polycarbonate roof covering. The central heating system is oil fired and there are replacement uPVC double glazed windows fitted in approximately 2016. The property has a pleasant location next to the village church. The living accommodation is arranged over two levels and can be described in more detail as follows:

## GROUND FLOOR

### ENTRANCE HALL

11'7 x 6'3 (3.53m x 1.91m )

Front entrance door, staircase leading to the first floor, cupboard under the stairs.

### LOUNGE

18'1 x 11'4 (5.51m x 3.45m )



Two uPVC double glazed windows to front elevation, two radiators, beamed ceiling, brick fireplace with open grate and tiled hearth.

### STUDY

12'9 x 8'8 (3.89m x 2.64m )

Double panelled radiator, uPVC double glazed window to front elevation, wood part glazed French doors, vaulted and beamed ceiling, exposed brick wall feature.

### CONSERVATORY

14'11 x 10'10 (4.55m x 3.30m )



A uPVC double glazed conservatory with polycarbonate roof built on a brick base. There are French doors giving access to the garden, quarry tiled floor and double panelled radiator.

### DINING ROOM

16'9 x 12'5 (5.11m x 3.78m )



Brick fireplace with quarry tiled hearth housing a wood burning stove. Built in wooden fireside cabinet with base cupboard and shelving, uPVC double glazed front window, two radiators, beamed ceiling.

## KITCHEN

12'3 x 8'11 (3.73m x 2.72m )



A uPVC double glazed window to rear elevation, radiator, beamed ceiling. Worcester oil fired central heating boiler. Wooden hand made kitchen units comprising base cupboards and drawers, working surfaces over, inset stainless steel sink and drainer, tiled splashbacks, wall mounted cupboards.

## UTILITY ROOM

9'4 x 6'10 (2.84m x 2.08m )  
(plus 6' x 4'11)

UPVC double glazed windows to the front and side elevations, wooden side entrance door, base cupboards and drawers, working surfaces, inset stainless steel sink and drainer, plumbing and space for automatic washing machine.

## WC

Fitted with a low suite WC.

## FIRST FLOOR

### LANDING

A uPVC double glazed window to the front, archway leading to inner landing with loft access hatch.

## BEDROOM ONE

16'9 x 12'8 (5.11m x 3.86m)



There are uPVC double glazed windows to the front and rear elevations, two radiators, two fitted double wardrobes with hanging rail and shelving, connecting door leading to bedroom three.

## BEDROOM THREE

11'9 x 9'5 (3.58m x 2.87m )



Non private room accessed via bedroom one. UPVC windows to the front and side elevations, radiator.

## BEDROOM TWO

12' x 10'10 (3.66m x 3.30m )



Double panelled radiator, loft access hatch, uPVC double glazed window to front elevation, two fitted single wardrobes and chest of draws. Connecting door to dressing room/bedroom four.

## BEDROOM FOUR

11'3 x 8'3 (3.43m x 2.51m )

UPVC double glazed window to front elevation, non private room accessed from bedroom two.

## BATHROOM

9'6 x 9'2 (2.90m x 2.79m )  
(narrowing to 5'6)



Fitted with a white suite comprising low suite WC, pedestal wash hand basin and a cast iron bath. Tiled shower cubicle with screen door and wall mounted Bristan electric shower over. Airing cupboard housing hot water cylinder and slatted shelving.

## OUTSIDE



The property occupies a plot extending to 0.272 acre or thereabouts. On entering there is a spacious tarmac driveway and turning area with accommodation for up to five vehicles. Brick built outbuilding in dilapidated condition. Mature gardens extend to the front of the property with lawn and a variety of trees and shrubs. The garden enjoys a good degree of privacy and has a view of the neighbouring village church.





### **TENURE**

The property is freehold.

### **POSSESSION**

Vacant possession will be given on completion.

### **COUNCIL TAX**

The property comes under North Kesteven District Council  
Tax Band E



### **SERVICES**

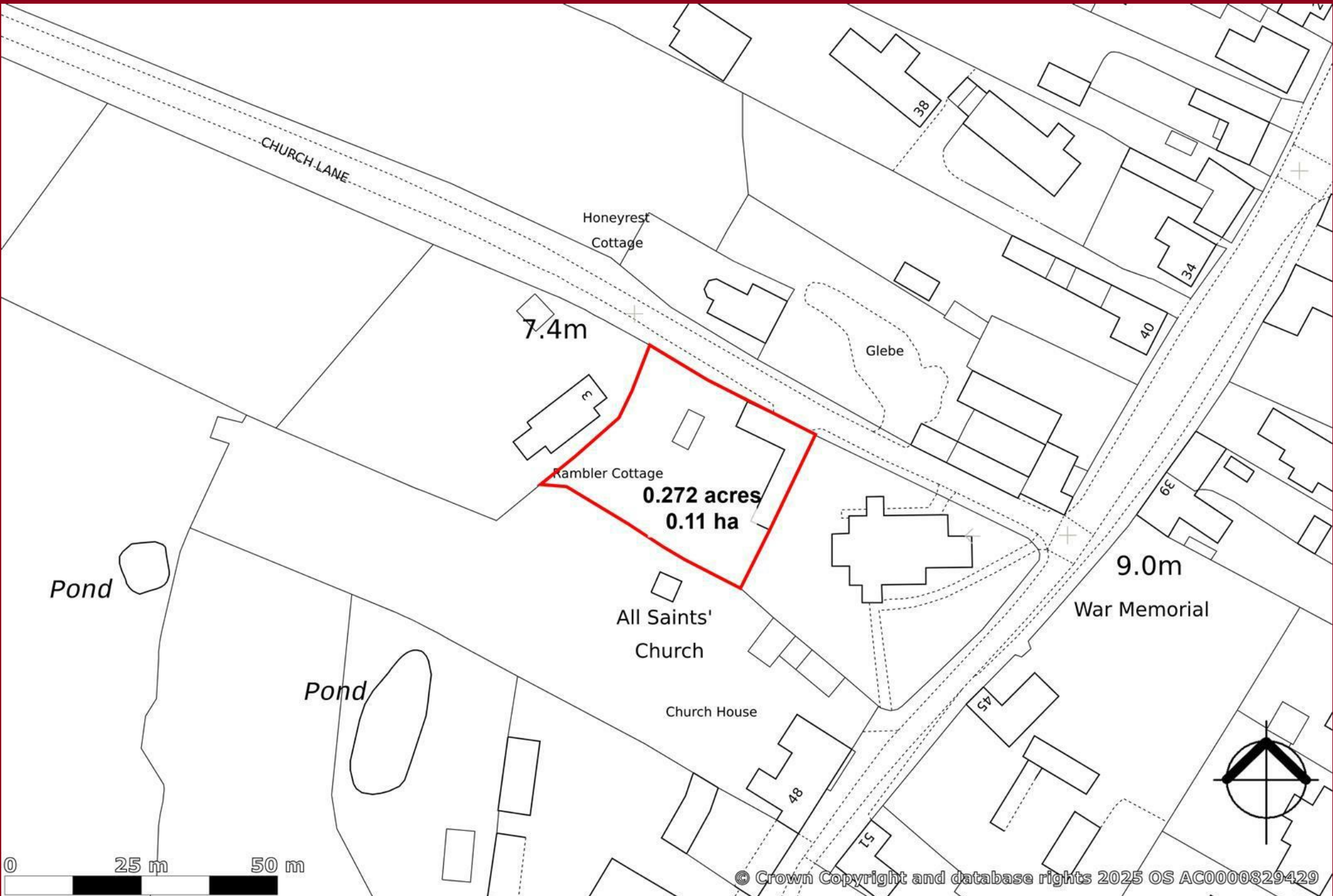
Mains water, electricity, and drainage are all connected to the property. There is no mains gas available in North Scarle. The central heating system is oil fired with a Worcester oil fired central heating boiler located in the kitchen.

### **MORTGAGE**

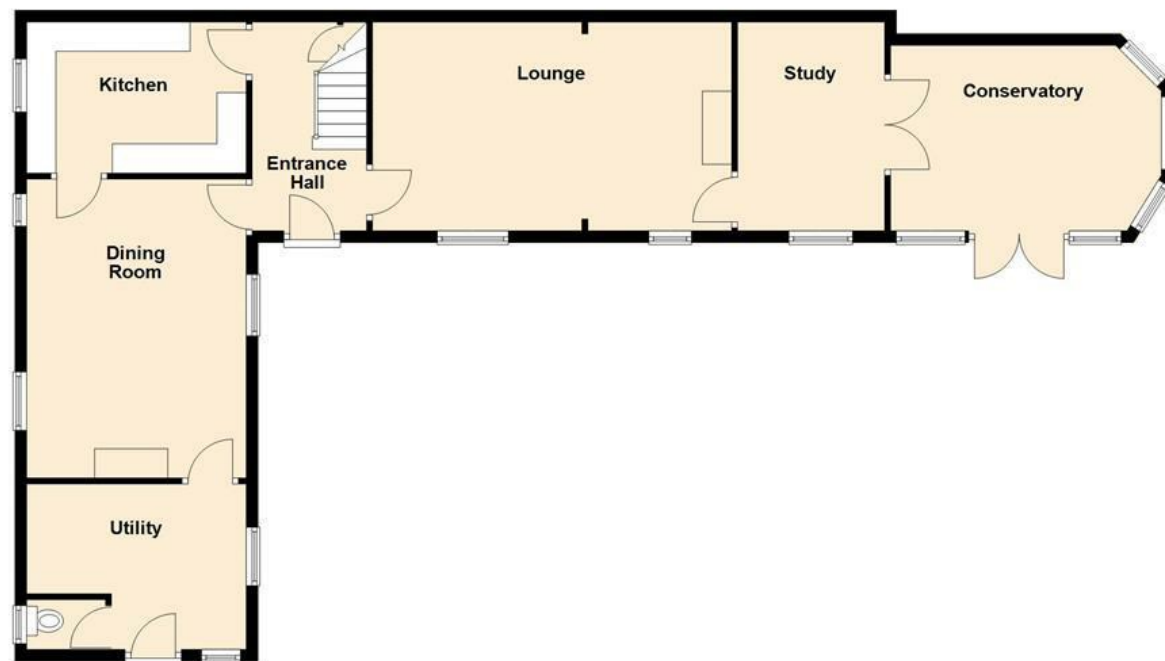
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **VIEWING**

Strictly by appointment with the selling agents.



**Ground Floor**  
Approx. 93.3 sq. metres (1004.7 sq. feet)



**First Floor**  
Approx. 69.7 sq. metres (750.1 sq. feet)



Total area: approx. 163.0 sq. metres (1754.8 sq. feet)



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 93                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 29      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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**RICS**



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