



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Coppa Coynes
South Street, Scamblesby. LN11 9XF

BELL



Coppa Coynes

South Street, Scamblesby

Coppa Coynes is an excellently presented four-bedroom detached family home, set to a quiet lane in the popular Lincolnshire Wolds village of Scamblesby. Built in the early 2000s, this spacious property enjoys modern kitchen and bathroom fittings, and was recently enhanced with the laying of Karndean limed oak flooring throughout the ground floor. Boasting generous dual-aspect lounge and a flexible living/dining/kitchen, the property continues with utility and cloakroom to the ground floor; four bedrooms and family bathroom to the first, which lead off an excellent galleried landing with walkway across the open hallway ceiling.

Complete with driveway and further parking to the front, a single garage and timber framed studio/workshop to the rear garden – which is beautifully laid out with recessed patio looking across the lawn – the property offers a wealth of versatile spaces to suit a range of potential purchasers. The property recently benefitted from the high-speed internet connection made to the village, ideal for supporting working from home or a busy family.

Scamblesby lies within the designated Area of Outstanding Natural Beauty, with the well-served market towns of Louth and Horncastle in close proximity. The village is home to a Primary School; with the aforementioned towns home to a full range of education options and further services and amenities.





ACCOMMODATION

Entered to the front through uPVC double glazed obscure door to...

Entrance Hallway - uPVC double glazed windows to ceiling, spot lights to ceiling, Karndean limed oak flooring, multiple power points. Carpeted staircase with oak spindle and balustrade to first floor, wood doors to living/dining/kitchen and...

Lounge - uPVC double glazed window to front, bifold doors to rear patio. Lights to wall, log burning stove set with tiled stand and backing. Tv point, multiple power points, radiator, Karndean limed oak flooring.

Living Dining Kitchen - with UPVC double glazed bay window to front, windows to side and rear and patio door to rear. Spot lights to ceiling. Ceramic sink set to roll edge worktop surface. Excellent range of storage units to base and wall levels plus kitchen island. Neff double oven, Neff induction hob beneath extractor canopy. Integrated Neff dishwasher and microwave. Space and connections for upright American style freezer-freezer. Radiators, multiple power points, tv point, Karndean limed oak flooring.

Utility - with UPVC double glazed window glass to rear, light to ceiling. Roll edge worktop with units to base level and full height cupboard. Space and connections for washing machine and dryer, radiator, Karndean limed oak flooring, multiple power points. Wood door to...

Cloakroom - with UPVC double glazed obscure window to rear, light to ceiling, low level wc, hand wash basin to storage unit. Heated towel rail, Karndean limed oak flooring.

First Floor Gallery Landing - with uPVC double glazed windows to front and rear, lights to ceiling. Galleries landing with central walkway to master bedroom, wood doors to all bedrooms and bathroom. Carpeted with multiple power points.

Master Bedroom - with uPVC double glazed windows to front and rear, light to ceiling, radiator, carpet, multiple power points.

Bedroom Three - with uPVC double glazed windows to front, light to ceiling, radiator; carpet, multiple power points.

Bedroom Four / Office - with UPVC double glazed window to side, light to ceiling, loft access hatch and built in storage.



Bedroom Two - with uPVC double glazed windows to side and rear, light to ceiling. Built in wardrobe, radiator, carpet, multiple power points.

Family Bathroom - with uPVC double glazed obscure windows to rear, spot lights to ceiling. Low level wc, hand wash basin with counter tops alongside, set to storage unit. D shaped bath with shower attachment, plus separate walk-in shower cubicle with alcove shelf. Tiles to walls and floor, heated towel rail.

OUTSIDE

The property is approached up a tarmac driveway, leading to the single **Garage** with garolla powered door, lights and power. A path leads up to the tiled storm porch; the remainder of the front laid to low maintenance gravel – further parking space.

Contained by personnel gate to ensure a child and pet friendly rear space, the garden begins with an excellent paved patio, contained by low level brick wall and stepping up to the rear lawn. Wood edged and set with mature trees and a raised planter, the lawn is interrupted by a gravelled path, which leads to a versatile timber framed, insulated, office / studio; divided into larger and smaller spaces and with lights and power connected.

The rear garden is contained by mixed hedging, maintaining the green environment. There is further power connection running to the opposite corner, where a small patio seating space beneath a pergola.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

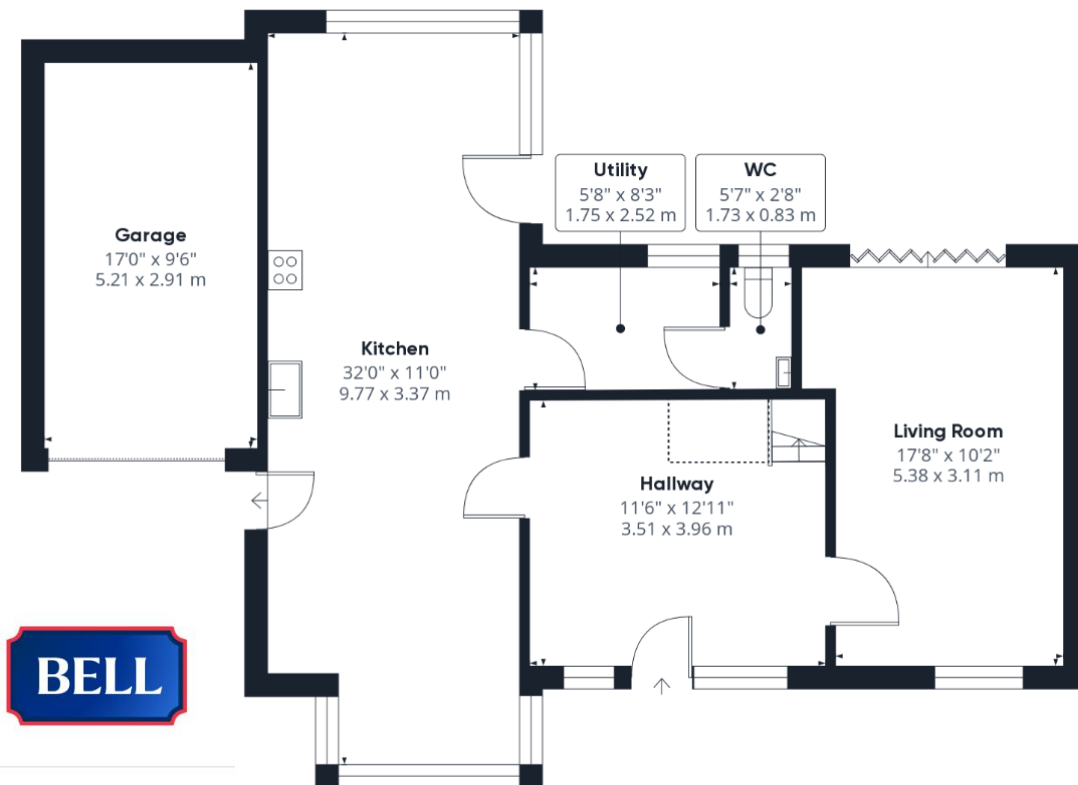
VIEWING: By arrangement with the agent's Horncastle Office

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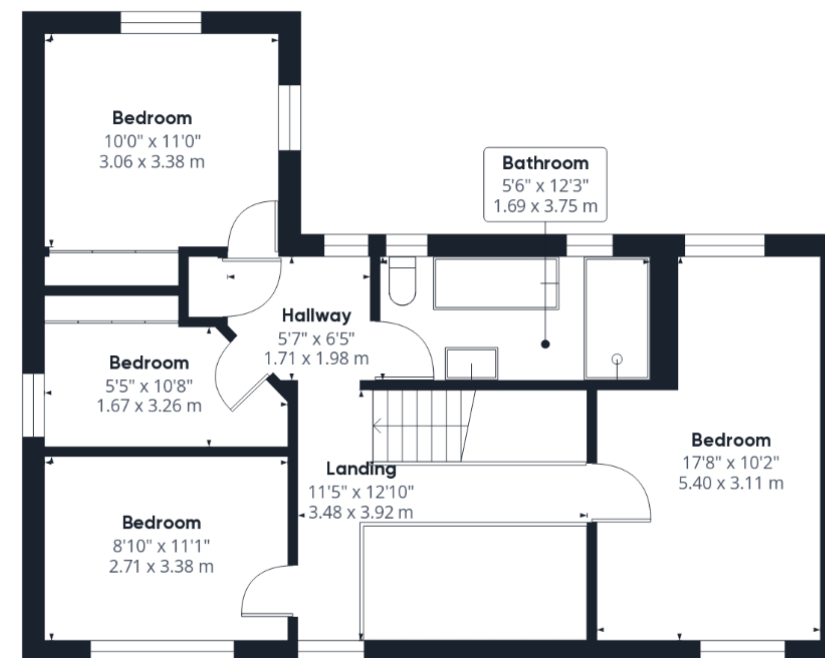
Brochure prepared 07.03.2025



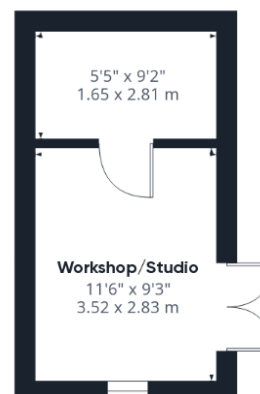




Ground Floor Building 1



Floor 1 Building 1



Approximate total area¹⁰

1712.23 ft²
159.07 m²

Reduced headroom

11.38 ft²
1.06 m²

DISCLAIMER

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