



32A Heath Road
Scopwick, Lincoln. LN4 3NU



32A Heath Road, Scopwick



A well presented, four bedroom detached house, complete with additional garden area at the rear. The property is situated in the picturesque village of Scopwick, having formal landscaped gardens, integral garage and timber workshop building.

Accommodation comprises two reception rooms, good size breakfast kitchen, cloakroom and conservatory, four bedrooms and family bathroom.

ACCOMMODATION

Entrance Lobby having front entrance door with obscure double glazed, integral fan lights, staircase up to first floor, fitted shelving and coving. Doors through to dining room and to:

Sitting Room having a very pleasant southerly outlook over the front garden and driveway; chimney breast with attractive brick feature fireplace with a tiled hearth, coving and two radiators. Door through to breakfast dining kitchen and sliding patio door through to:

Conservatory with an attractive view out over the rear garden; pitched roof line, fitted blinds as appropriate, tiled floor and radiator. French doors providing access out onto the garden, patio area.

Breakfast Dining Kitchen having northerly view over the rear garden patio area; range of attractive, contemporary design style fitted base, drawer and wall units, work surface areas with single drainer 1 1/2 bowl sink unit inset, concealed freezer unit below and built in refrigerator to one side with storage drawers below. The work surface extends around the adjoining wall with Neff oven beneath, and cooker hood above with accompanying wall cupboard space on either side. A further area of fitted work surface in part projects out into the room to provide a breakfast bar area with drawer and cupboard space beneath, glazed door china cabinet above.





A pantry storage cupboard is set to one corner. There is a good size, built-in under stairs storage cupboard, coving and fluorescent lighting strip. Obscure glazed panel door to rear entrance lobby and door through to:

Dining Room with southerly outlook over the front garden and driveway; coving, delph shelf and radiator.

Entrance Lobby having obscure double glazed panelled uPVC rear entrance door to grounds; coving and tiled floor. Rear service door through to integral garage and door to:

Cloakroom of good proportions comprising; pedestal wash hand basin with splash back, low-level WC, coving, tiled floor and radiator.

First Floor

Landing with coving, access to roof space and radiator. Doors to first floor accommodation.

Bedroom of good proportions having a very appealing southerly outlook down over the front grounds and beyond the road to gently rolling Lincolnshire countryside; coving and radiator.

Bedroom having an attractive view down over the rear garden and beyond to adjoining countryside; coving and radiator.

Bathroom appointed to a contemporary design style standard having panelled bath, corner shower cubicle with Aqualisa shower fitting and accompanying wall tiling, wash hand basin with illuminated toiletry mirror above and low-level WC. Coving, full height tiling to all walls, wall mounted medicine cabinet and ladderback style radiator/towel rail.

Bedroom with a northerly view down over the rear garden and adjoining countryside; coving and radiator.

Bedroom having a southerly view out of the front grounds and across the road towards attractive countryside; built-in wardrobe spaces and fitted drawers, built in airing cupboard containing the insulated, hot water cylinder with immersion heater, coving and radiator.





OUTSIDE

The house stands in a prominent location on the western country fringe of Scopwick and is approached from the roadside across a tarmac driveway, which sweeps into the grounds providing more than ample parking for family and visitors as well as access to the **Integral Garage** with up an over door, wall mounted Worcester gas fired central heating boiler, accessible roof space, fluorescent lighting, strip and cold water tap.

The front garden has been laid to lawn with heavily stocked mature beds and borders, containing a profusion of flowering plants and shrubs. There is a pedestrian path into a small garden area which runs down the eastern elevation of the garage through to the rear. An additional access runs down the western elevation of the house with a footpath leading through to the rear and an area of lawned garden with accompanying established flower beds.

The house is fortunate in having a delightful well enclosed rear garden with a large block paved patio area, adjoining the rear elevation of the house onto which the conservatory and the rear entrance lobby have direct access. The main garden area has been laid to lawn with flowerbeds and borders containing a very appealing range of flowering plants set to one side of the lawn. There is a modern metal framed greenhouse on a concrete base. To the north eastern corner of the garden is a picket fence and enclosure for the herb garden with sage and rosemary and mint to the beds, and a good size garden shed at one corner with accompanying trellis work of honeysuckle. A timber shed/dog kennel set to one corner complete with a metal framed dog run area set on paving. To the rear boundary of the garden there is a gateway through to the gravel courtyard area with a log store and set to the western boundary is a substantial timber **Workshop** building with concrete base, light fittings, water tap and power points.

To the north of the courtyard there is the large meadow garden area with wide open views across adjoining countryside and hard standing storage area. There is also a well enclosed vegetable garden area with asparagus bed and rhubarb; outside light fittings and cold water tap.

Note: There is no vehicular access to the rear of the property.



North Kesteven District Council – Tax band: C

ENERGY PERFORMANCE RATING: D

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 Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

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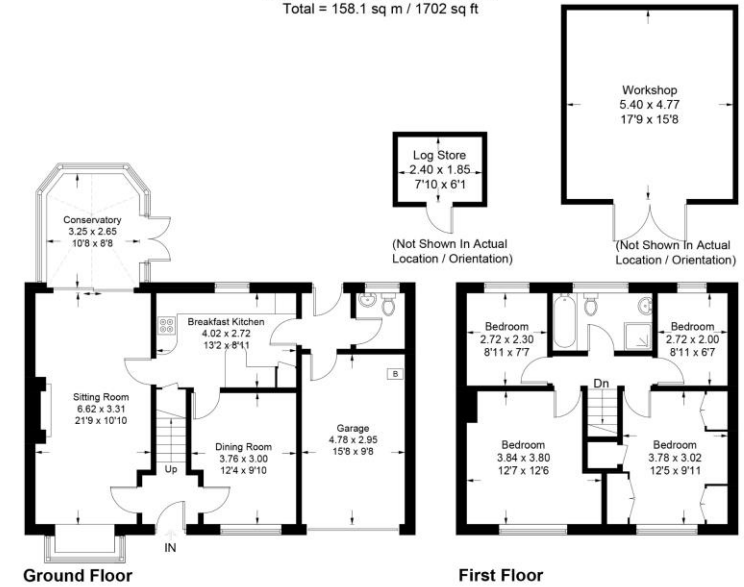
Website: <http://www.robert-bell.org>

Brochure revised 17.10.2023



32A Heath Road

Approximate Gross Internal Area
Ground Floor = 78.8 sq m / 848 sq ft
First Floor = 49.2 sq m / 530 sq ft
Outbuildings = 30.1 sq m / 324 sq ft
Total = 158.1 sq m / 1702 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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