



## Chapel Lane, North Scarle



**£465,000**

- Immaculate Detached House
- Four Bedrooms
- Bathroom & Ensuite
- Lounge, Dining Room & Snug
- Dining Kitchen & Utility
- Open Field Views to the Rear
- Freehold
- EPC rating D



Immaculate Detached House on a generous plot with Open Countryside Views to the Rear in the village of North Scarle which is located to the southwest of Lincoln city. The good sized accommodation comprises Entrance Hall, Downstairs Cloak Room, Dining Kitchen with Integrated Appliances, Utility Room, Lounge with Wood Burning Stove, Dining Room, Snug, Study, Landing, Bathroom and Four Bedrooms with Ensuite to the Master Bedroom. Gardens Front & Rear with Driveway leading to the Detached Garage.

### Entrance Hall

Door to front aspect, tiled flooring, radiator, alarm panel and stairs to first floor.

### Lounge 19'7" x 10'6" (6m x 3.2m)

Picture window to rear aspect and French doors to side aspect. Vaulted ceiling with beams and three skylights. Freestanding wood burning stove and radiator.

### Dining Room 16'2" x 10'6" (4.9m x 3.2m)

Radiator, open fireplace within decorative surround.



### Dining Kitchen 17'5" x 9'8" (5.3m x 3m)

Window to front aspect. Fitted with a range of wall and base units with granite work surface and one and half bowl drainer sink unit with mixer tap. Integrated appliances include double oven, four plate induction hob with extractor hood and dishwasher. Part tiled walls, tiled flooring and radiator.

### Utility Room 7'10" x 5'7" (2.4m x 1.7m)

Door to side aspect and window to rear aspect. Work surface, space and plumbing for washing machine and tumble dryer and floor mounted oil central heating boiler. Tiled flooring, part tiled walls and radiator.

### Snug

Window to rear aspect and double doors to the Dining Room. Radiator.

### Study 10'6" x 9'0" (3.2m x 2.7m)

Window to front aspect, laminate flooring and radiator.

### Cloak Room 8'10" x 4'11" (2.7m x 1.5m)

Fitted with a low level wc, wash hand basin, radiator and tiled flooring.

### Landing

Loft access which is part boarded.

### Bedroom One 16'11" x 10'6" (5.2m x 3.2m)

Window to front aspect, radiator, fitted wardrobes and built in storage cupboard.

### Ensuite 7'10" x 4'11" (2.4m x 1.5m)

Fitted with a low level wc, wash hand basin, shower cubicle, chrome heated towel rail and extractor fan. Part tiled walls.

### Bedroom Two 12'7" x 9'10" (3.8m x 3m)

Window to front aspect and radiator.

### Bedroom Three 11'11" x 7'11" (3.6m x 2.4m)

Window to rear aspect and radiator.

### Bedroom Four 10'6" x 7'8" (3.2m x 2.3m)

Two windows to rear aspect, laminate flooring and radiator.

### Bathroom 7'11" x 7'8" (2.4m x 2.3m)

Window to rear aspect. Fitted with a low level wc, wash hand basin within vanity unit, p shaped panelled bath with mains shower and glazed shower screen. Part tiled walls and extractor fan.

### Outside

To the front of the property is a lawned garden with a tree. A gravelled drive leads to the detached garage through gated access. To the rear of the property is an enclosed lawned garden with shed and oil tank.

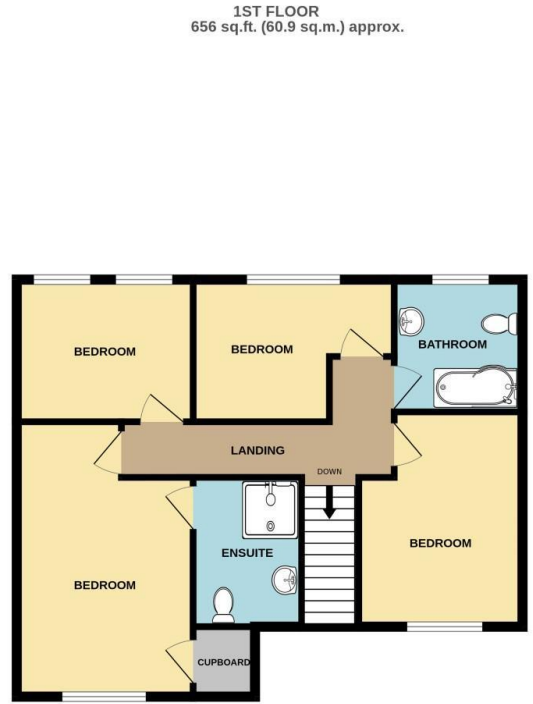
### Detached Garage 18'6" x 8'5" (5.6m x 2.6m)

Up and over door, power and lighting and pitched roof.

### Agents Note

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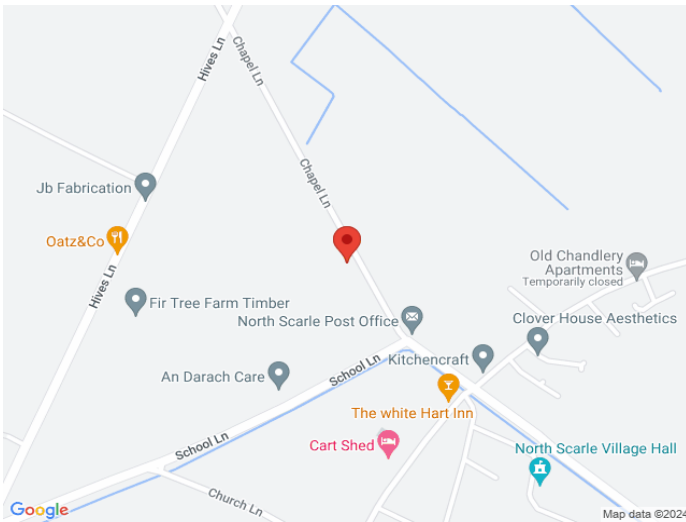




**CHAPEL LANE, NORTH SCARLE**

**TOTAL FLOOR AREA : 1723 sq.ft. (160.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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