



Hopkinson Close, North  
Scarle



**OIEO £525,000**

- Detached House
- Open Plan Living
- None Over Looked Postion
- Four Bedrooms
- Two En-suites
- Three Reception Rooms
- Freehold
- EPC rating B



Four bedroom detached house, situated in the beautiful village of North Scarle, located at the bottom of a private cul-de-sac, enjoying a none overlooked position and ideally located between the City of Lincoln and Newark. The property offers accommodation comprising of a spacious Entrance Hall, WC, Lounge, Dining Room, Open Plan Kitchen Dining Living Space with Bifold doors to rear garden. To the first floor there are Four Double Bedrooms, two with En-Suites and a further Family Bathroom. Outside the property there is a block paved driveway with room for up to four cars and a Single Detached Garage. To the rear of the property there is an enclosed garden with two large patio areas and the rest laid to lawn.

**Entrance Hall 3.3m x 6.6m (10.8ft x 21.7ft)**

External door to front aspect, stairs to first floor and underfloor heating.

**Lounge 3.88m x 5.18m (12.7ft x 17ft)**

Bifold doors to rear aspect with motorised blinds, feature fireplace and underfloor heating.

**Dining Room 3.88m x 4.11m (12.7ft x 13.5ft)**

Window to front aspect, karndean herringbone flooring with underfloor heating.



### WC 1m x 2.2m (3.3ft x 7.2ft)

Fitted with with low level WC, wash hand basin demisting mirror and underfloor heating.

### Kitchen Family Room 3.11m x 8.38m (10.2ft x 27.5ft)

Windows front and rear aspect, underfloor heating and fitted with a range of wall and base units with worktops over. Fitted with sink with drainer, two AEG electric ovens, AEG 5 zone induction hob with interactive extractor fan above, Insinkerator hot water tap and LG American style fridge freezer with cold water filter tap.

### Sun Room 5.46m x 3.73m (17.9ft x 12.2ft)

Windows to front and rear aspects and Bi-fold doors to side aspect with motorised blinds and underfloor heating.

### Utility 2.2m x 1.9m (7.2ft x 6.2ft)

External door and window to rear aspect. Fitted with a range of wall and base units with worktops over and fitted with sink and plumbing for washing machine and space for tumble dryer.

### Landing

Access to loft.

### Bedroom One 4.5m x 3.88m (14.8ft x 12.7ft)

Window to rear aspect, fitted wardrobes and radiator.

### En-Suite

Window to side aspect and fitted with double shower, his and hers basins, low level WC, demisting mirror and radiator.

### Bedroom Two 3.89m x 3.81m (12.8ft x 12.5ft)

Window to front aspect, fitted wardrobes and radiator.

### Bedroom Three 3.11m x 4.25m (10.2ft x 13.9ft)

Window to front aspect, fitted wardrobes and radiator.

### En-Suite 2.05m x 1.2m (6.7ft x 3.9ft)

Fitted with shower cubicle, wash hand basin, low level WC, demisting mirror and radiator.



### Bedroom Four 3.11m x 2.93m (10.2ft x 9.6ft)

Window to rear aspect and radiator.

### Bathroom 2.21m x 2.93m (7.3ft x 9.6ft)

Window to rear aspect and fitted with panel bath, shower cubicle, wash hand basin, low level WC, demisting mirror and radiator.

### Garage

Electric roller door and personal door to side aspect.

### Outside

To the front and side of the property there is a permeable block paved driveway leading to single detached garage. To the rear of the property there is a lawned garden with two patio areas.

### Agent Note

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# Floor Plan



**TOTAL FLOOR AREA : 2044 sq.ft. (189.9 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             |         | 94 A      |
| 81-91 | B             | 86 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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