



Chapel Lane, North Scarle



**£360,000**

- Detached Bungalow
- Four Bedrooms
- Two Reception Rooms
- Mature Gardens
- Popular Location
- Driveway
- Freehold
- EPC rating F





Well presented and spacious detached bungalow, located in the popular village of North Scarle. Positioned within walking distance of the local school, post office, and pub.

The bungalow offers internally entrance porch, hall, kitchen diner, dining room, lounge, four bedrooms, shower room and conservatory. Externally to the front of the property there is a gravel driveway with parking for three cars and to the rear and side of the property there is a large patio area and mature gardens.

**Entrance Porch** 1.79m x 2.34m (5'11" x 7'8")

External door to front aspect.

**Hall** 1.79m x 8.04m (5'11" x 26'5")

Patio doors to side aspect, and access to loft.



### Kitchen Diner 3.46m x 4.15m (11'5" x 13'7")

Window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, integrated dishwasher, space and plumbing for washing machine, integrated fridge freezer, freestanding electric cooker with extractor over and radiator.

### Dining Room 4.67m x 4.15m (15'4" x 13'7")

Patio doors and windows to side aspects, multi-fuel burner, and radiator.

### Lounge 4.72m x 4m (15'6" x 13'1")

Patio doors and windows to side aspects, skylights, multi-fuel burner and radiator.

### Bedroom One 3.32m x 2.56m (10'11" x 8'5")

Window to front aspect, built in wardrobes and radiator.

### Bedroom Two 3.88m x 2.95m (12'8" x 9'8")

Window to side aspect and radiator.

### Bedroom Three 3.82m x 2.46m (12'6" x 8'1")

Window to side aspect and radiator.

### Bedroom Four/ Office 2.46m x 3.56m (8'1" x 11'8")

Window to front aspect and radiator.



### Covered Patio 3.88m x 3.88m (12'8" x 12'8")

Power and Lighting.

### Outside Front

Gravel driveway with parking for three cars.

### Outside Rear

Landscaped mature garden and large patio with green house.

### Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR  
1476 sq.ft. (137.1 sq.m.) approx.



TOTAL FLOOR AREA : 1476 sq.ft. (137.1 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.  
Made with floorplan 12/2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

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