



Shropshire Road, Scampton



**£169,999**

- Semi-Detached House
- Three Bedrooms
- Kitchen Diner
- NO ONWARD CHAIN
- Four Piece Bathroom
- Popular Location
- Freehold
- EPC Rating C



A well presented Semi-detached House, located in the popular area of RAF Scampton. Accommodation boasts of a large lounge with feature fireplace, a dining area and good size kitchen. There are two large double bedrooms and a good size single bedroom, all with built in wardrobes, and a large family, four piece bathroom. There are fenced gardens to the front and rear of the property, with two well laid patio areas in the rear garden. There is also a shed fitted with electrics and two allocated parking spaces. The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold WITH NO ONWARD CHAIN.

### Entrance Hall

External door and window to front aspect, stairs to first floor with cupboard under and radiator.

### Kitchen Diner 5.64m x 3.77m (18'6" x 12'5")

Windows to side and rear aspect, external door to side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, space and plumbing for both washing machine and tumble dryer, four burner gas hobs with extractor over, single electric oven and radiator.

### Lounge 5.64m x 3.37m (18'6" x 11'1")

Window to front aspect and patio doors to rear aspect. Feature fireplace and radiator.





### Landing

Access to loft.

### Bedroom One 3.79m x 3.24m (12'5" x 10'7")

Window to front aspect, built-in wardrobe and radiator.

### Bedroom Two 2.92m x 3.21m (9'7" x 10'6")

Window to front aspect, built in wardrobes and radiator.

### Bedroom Three 2.92m x 2.43m (9'7" x 8'0")

Window to rear aspect, built in wardrobe and radiator.

### Bathroom

Window to side aspect and fitted with corner bath, single shower cubicle, low level WC, wash hand basin, extractor and radiator.

### Outside Front

Lawned garden and two allocated parking spaces.

### Outside Rear

Lawned garden with two patio areas and shed.

### 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.



### Outside Front

Lawned garden and two allocated parking spaces.

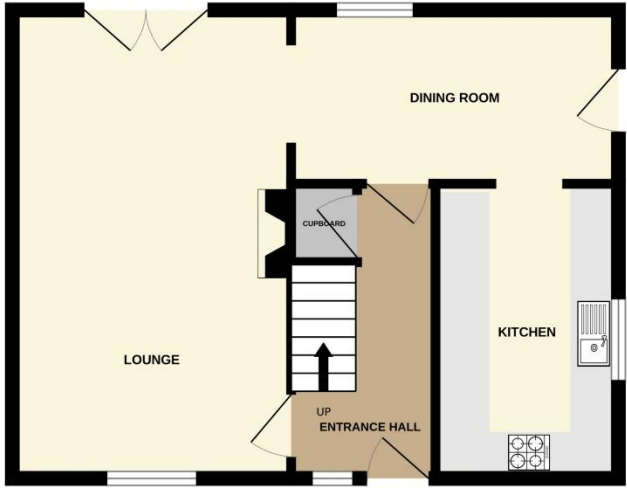
### Outside Rear

Lawned garden with two patio areas and shed.

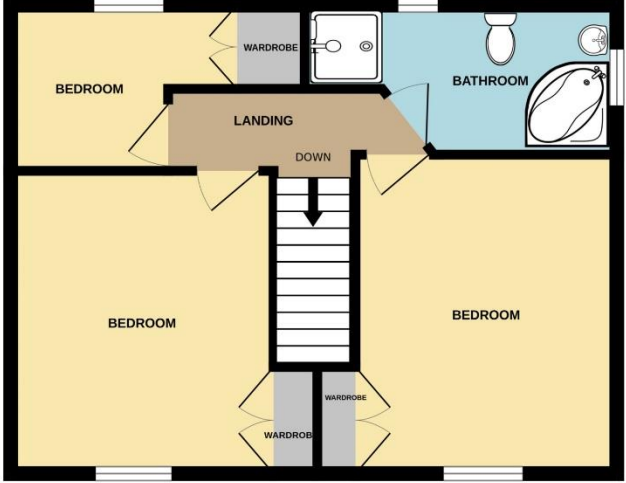
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**GROUND FLOOR**  
450 sq.ft. (41.8 sq.m.) approx.



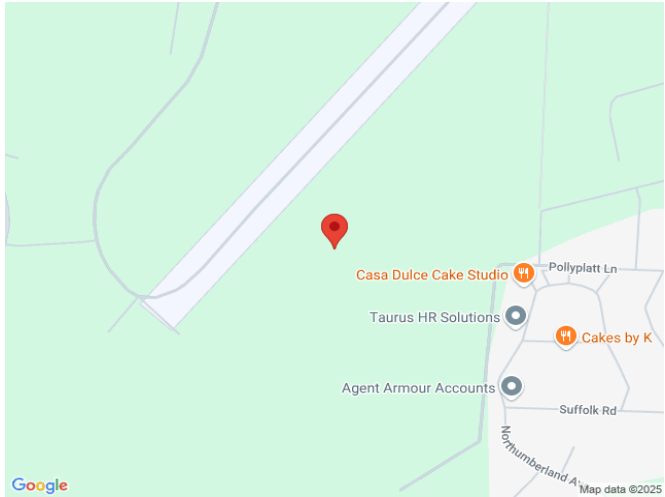
**1ST FLOOR**  
454 sq.ft. (42.2 sq.m.) approx.



SHROPSHIRE ROAD, SCAMPTON LN1 2UE

TOTAL FLOOR AREA : 904 sq.ft. (84.0 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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		