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New Main Road, Scamblesby



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property it must be


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£425,000

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This charming detached bungalow in the Lincolnshire Wolds Village of Scamblesby combines character and modern comforts, featuring four double bedrooms, two reception rooms, a spacious kitchen, and beautiful gardens with views of neighbouring paddocks and the Wolds, offering a tranquil yet convenient lifestyle.

Key Features

- Lincolnshire Wolds Village
- Paddock Views to Rear
- Detached Bungalow
- Four Double Bedrooms
- Spacious Lounge & Sun Room
- Triple Aspect Kitchen Diner
- Family Bathroom
- Driveway & Garage
- Stunning, Well Maintained Gardens
- No Onward Chain
- EPC rating D
- Tenure: Freehold





Introducing a delightful, detached bungalow, listed for sale, nestled just to the outskirts of the charming Lincolnshire Wolds village of Scamblesby. This property boasts an exquisite blend of character and modern comforts, making it a perfect sanctuary. With easy access to the nearby towns of Louth and Horncastle, the location offers an ideal balance of tranquillity and convenience.

The property presents a neutrally decorated interior that is enticing and elegant, offering a warm and inviting atmosphere. The property comprises of four double bedrooms, a single spacious bathroom, two large reception rooms, and a kitchen diner.

As you enter the bungalow you are greeted by the entrance porch leading onto the entrance hall which boasts ample storage in the form of two double cupboards, one for coats and shoes and an airing cupboard housing the hot water cylinder. The entrance hall leads onto the first of the reception rooms which serves as a spacious living area. The room features a chic fireplace, which adds a touch of charm and comfort, making it the perfect spot for unwinding. Sliding patio doors lead through to the second reception room which is a spacious sunroom which boasts views over the beautiful garden, and access via the patio doors, providing an abundance of natural light and a serene garden view, creating a peaceful ambiance.

The spacious kitchen is enhanced by triple aspect windows that bathe the room in natural light, creating a bright and airy space. It is well-equipped with a built-in oven to face height, electric hob and plumbing for white goods such as washing machine and tumble dryer. The ample dining space provides a perfect setting for family meals or hosting dinner parties.

The property boasts four double bedrooms each offering a comfortable space to relax and unwind. The bathroom is a luxurious retreat, complete with a heated towel rail, his and hers wash hand basins, a large corner shower unit, a whirlpool bath, and ample storage for all your toiletries.

The exterior of the property is equally impressive, with well-maintained lawned gardens that provide a perfect setting for outdoor relaxation and entertainment. To the front of the property is a block-paved driveway, accessed via wrought iron double gates, enhancing the curb appeal of the property.

The garden also features a summer house and greenhouse, offering a lovely place to enjoy the outdoors. A unique feature of this property is its views to the rear, overlooking neighbouring paddocks and across to the Lincolnshire Wolds all adding to the charm of the property. It also benefits from a single garage with electric power points and an up and over door meeting all your storage and parking needs. The elevated patio area is an ideal spot for alfresco dining or simply enjoying a cup of tea while taking in the views. Please also note for an additional price there is the option to purchase some further garden in the form of an orchard area to the rear of the property.

The property falls under council tax band D and has an EPC rating of D, reflecting its energy efficiency.

In conclusion, this detached bungalow offers a unique opportunity to enjoy a tranquil lifestyle in a charming setting. With its spacious and comfortable living spaces, beautiful gardens, and convenient location, it is a perfect place to call home.

Room Measurements

Entrance Porch: 3'11" x 3'03"
Kitchen Diner: 17'03" x 13'09"
Lounge: 19'11" x 13'09"
Sun Room: 12'10" x 16'10"
Bedroom One: 11'11" x 11'11"
Bedroom Two: 10'00" x 10'11"
Bedroom Three: 10'10" x 11'09"
Bedroom Four: 8'11" x 11'09"
Bathroom: 8'04" x 12'07"

Garage: 9'05" x 16'02"

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and Broadband Checker

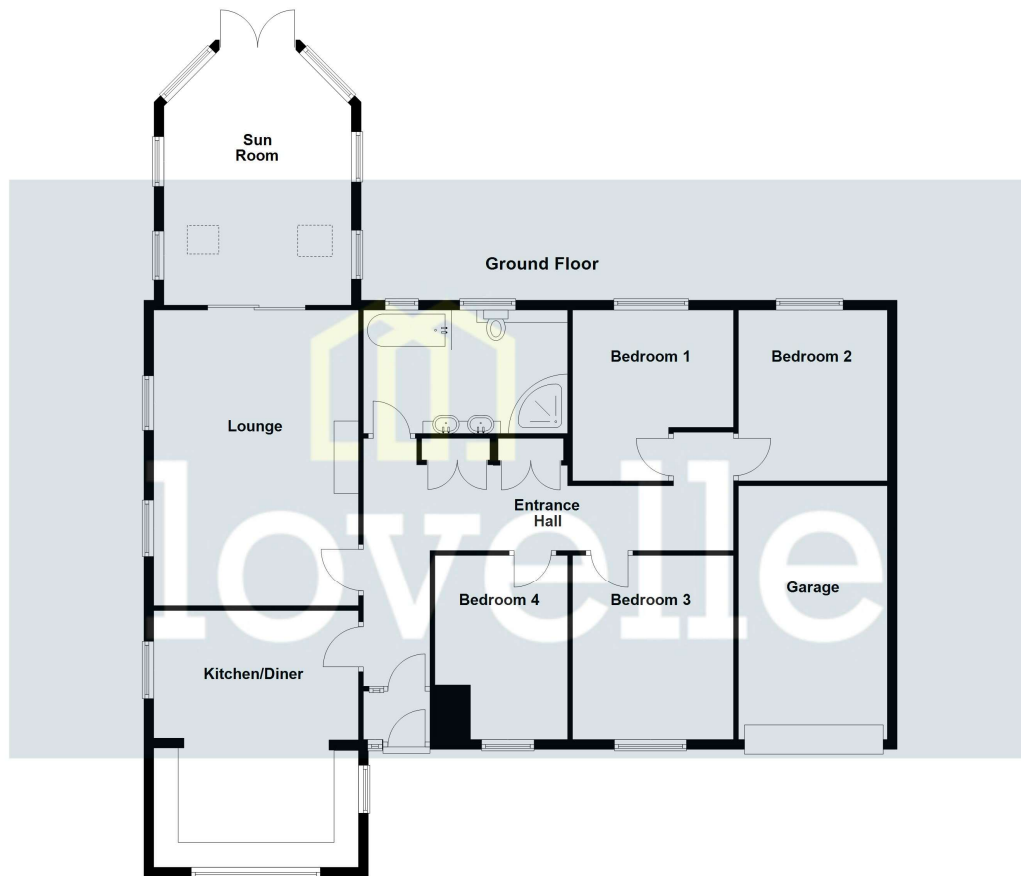
It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

Agents Notes

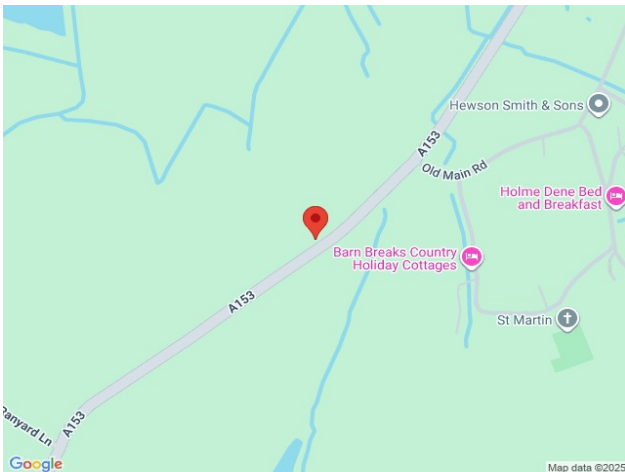
Please note the property is on Oil Fired Central heating and a Biotec sewerage treatment system.







Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
 Plans produced using Distant In



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lovelle

01507 665399

louth@lovelle.co.uk

