



- 50% Shared Ownership
- Sought After Scotter Location
- Ideal First Time Buyer Opportunity
- End Terrace House
- New Boiler 2025
- 2 Bedrooms
- First Floor Bathroom plus Downstairs WC
- Allocated Parking Space

The Rookery, Scotter, DN21 3FB,
Shared Ownership £70,000



50% SHARED OWNERSHIP! Starkey&Brown are delighted to offer for sale this end terrace house on The Rookery, located within the ever popular village of Scotter. The accommodation is serviced by a brand new boiler (2025), and briefly comprises of 2 bedrooms and a bathroom to the first floor, whilst downstairs boasts a kitchen, snug/office, lounge and downstairs WC. Outside the property has a low maintenance rear garden and an allocated parking space. An internal inspection is highly recommended, call today to view! Leasehold, 80 years remaining. 50% shared ownership, charges are £315.96 per month covering rent and house insurance.



Lounge

Having uPVC double glazed French doors to the rear aspect, radiator and coved ceiling.

Snug

9' 1" x 5' 9" (2.77m x 1.75m)

Having uPVC double glazed window to the side aspect, radiator and under stairs storage cupboard.

Kitchen

12' 1" x 9' 1" (3.68m x 2.77m)

Having uPVC double glazed window and door to the front aspect, gas central heating boiler (new 2025), a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and space/plumbing for washing machine.

Downstairs WC

2' 4" x 4' 8" (0.71m x 1.42m)

Having uPVC double glazed window to the front aspect, WC, wash hand basin and radiator.

First Floor Landing

Having loft access and storage cupboard.

Bedroom 1

12' 1" x 10' 6" (3.68m x 3.20m)

Having uPVC double glazed window to the rear aspect and radiator.

Bedroom 2

12' 1" x 9' 2" (3.68m x 2.79m)

Having uPVC double glazed window to the front aspect and radiator.

Bathroom

5' 2" x 5' 8" (1.57m x 1.73m)

Having uPVC double glazed window to the side aspect, panelled bath with shower over, wash hand basin, WC and radiator.

Outside

The low maintenance rear garden is enclosed by fenced perimeters with a gate to the side. There's a block paved area, pebbled area and shed with electrics. There's also an allocated parking space.

Agents Note

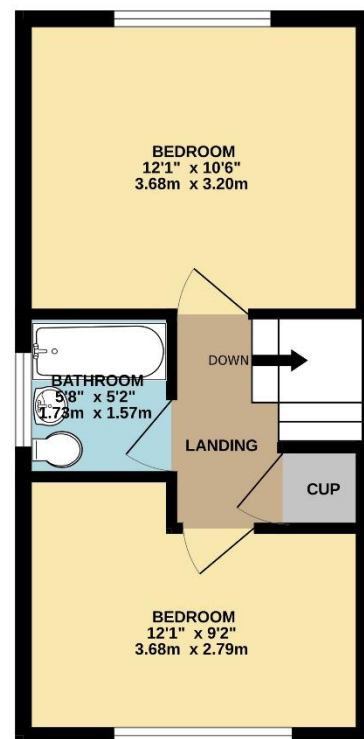
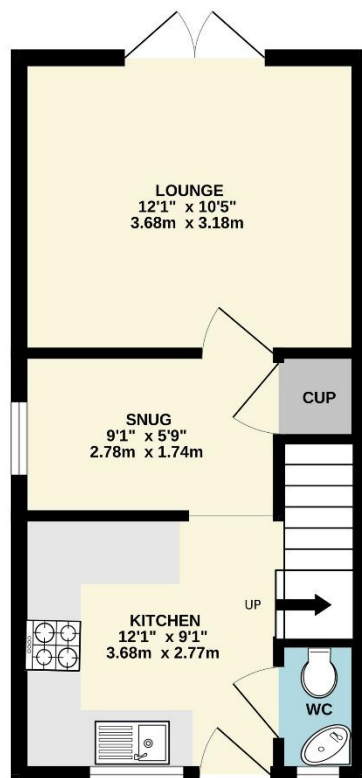
50% shared ownership. Charges are £315.96 per month covering rent and house insurance. 80 years remaining on lease





GROUND FLOOR

1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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