



Main Street

Scothern, Lincoln, LN2 2UF



Book a Viewing!

£185,000

A charming character cottage, perfectly positioned in the heart of the tranquil village of Scothern, to the North of the historic Cathedral City of Lincoln. While the property offers scope for improvement and further enhancement, it provides generously proportioned and versatile living accommodation, including a welcoming lounge, spacious kitchen diner, hall and shower room. To the first floor, a landing gives access to two principal bedrooms, with a third versatile room that could serve as a nursery, study, or walk-in wardrobe. The cottage is complemented by attractive, established gardens to both the front and rear and viewing is highly recommended to fully appreciate both its potential and its delightful setting.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — B.

LOCAL AUTHORITY — West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Located within the popular village of Scothern, which lies to the north of the historic Cathedral and University City of Lincoln. The village itself offers a public house, garden centre, village hall with sports fields, Grange Park Community Area, Methodist Church, Parish Church and a School. There are further facilities available in nearby villages of Nettleham and Welton.



ACCOMMODATION

LOUNGE

20' 5" x 12' 10" (6.23m x 3.93m) With stable entrance door, open fireplace, double glazed window to the front aspect, two radiators and staircase to the first floor.

HALL

With storage cupboard.

SHOWER ROOM

9' 8" x 5' 6" (2.95m x 1.68m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, radiator and double glazed window to the side aspect.

KITCHEN/DINER

17' 8" x 15' 1" (5.38m x 4.60m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with twin drainer, eye level electric oven, electric hob, spaces for appliances, tiled splashbacks, wall mounted gas fired central heating boiler, double glazed windows to the side and rear aspects and door to the garden.

FIRST FLOOR LANDING

BEDROOM 1

12' 10" x 9' 11" (3.93m x 3.04m) With a double glazed window to the front aspect overlooking St Germain's Church and the Village Beck, exposed floorboards, hanging space and radiator.

BEDROOM 2

10' 8" max x 9' 6" max (3.25m x 2.9m) With storage cupboard, double glazed window to the rear aspect and exposed floorboards.

STUDY/WALK-IN WARDROBE

20' 4" x 5' 6" (6.20m x 1.70m) Accessed via Bedroom 2, this versatile room could serve as a nursery, study, or walk-in wardrobe, with double glazed windows to the front and rear aspects and radiator.

OUTSIDE

The property sits in the heart of Scothern overlooking the Village Beck and St Germain's Church to the front. There is a lawned front garden set behind low level wall with mature shrubs and flowerbeds. To the rear of the property there is an endosed garden with patio seating area and steps leading to a lawned area with mature shrubs and flowerbeds. The property also benefits from a brick store and an outdoor tap.

Please note - There is shared access to the rear of the property with the neighbours.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

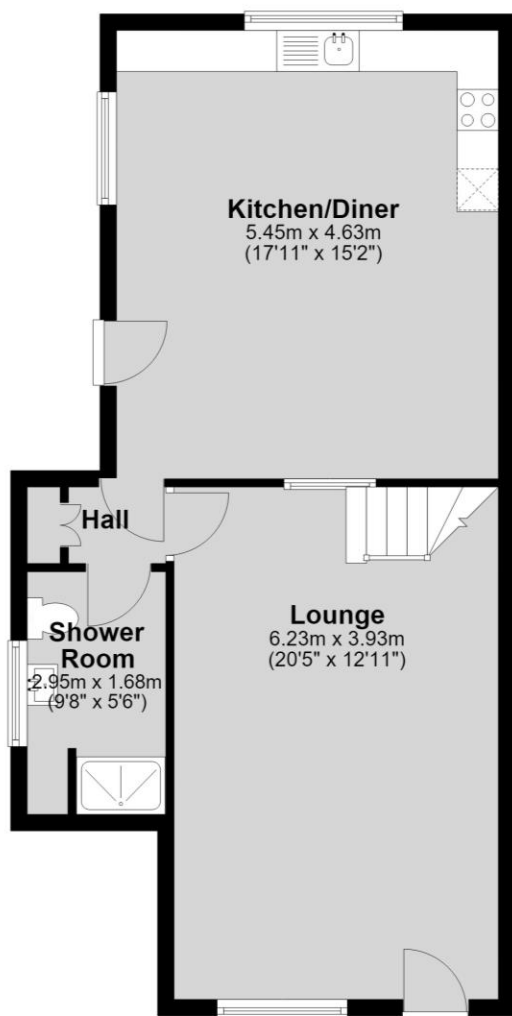
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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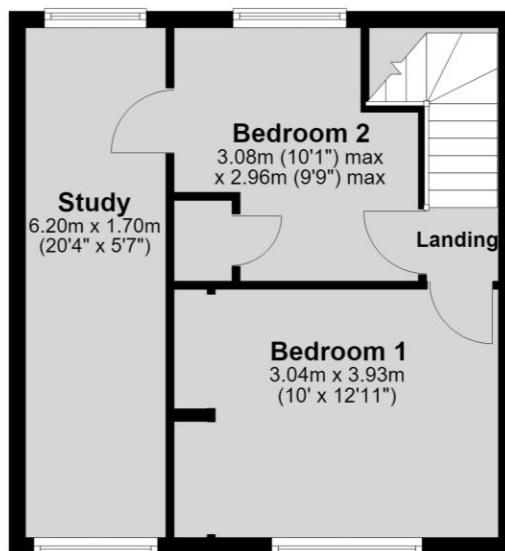
Ground Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.2 sq. feet)



Total area: approx. 92.4 sq. metres (995.0 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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