



**Oak Tree Lodge South Scarle Lane,
Swinderby, Lincoln, LN6 9JA**

GUIDE PRICE £280,000 - £300,000

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 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

Oak Tree Lodge comprises a very attractive 3 bedroomed country cottage situated on a country lane between the villages of South Scarle and Swinderby. Double gates lead to a gravelled forecourt with parking area. The property has frontage and side strips of land. A separate attractive small enclosed garden area just to the side of the driveway is offered with the property.

The accommodation on the ground floor comprises an entrance hall, 24ft lounge/dining room with beamed ceiling, kitchen and breakfast bar with Rangemaster electric cooker, walk-in pantry and downstairs cloakroom. The first floor provides a galleried landing, 3 double sized bedrooms, Jack and Jill bathroom facility and a separate family bathroom.

The property has double glazed windows and central heating is propane gas fired. A new boiler was installed in 2024.

The property has white painted masonry elevations under a tiled roof.

There are pleasant views from the property over open countryside, the location is convenient for Swinderby village just over a mile or so, where amenities including a primary school and public house are available. Facilities available at Collingham village (2 miles) include a medical centre, pharmacy, primary school, family butchers, Post Office and hairdressers. There is a railway station with services to Lincoln, Newark and Nottingham. Access points to the A1 are just north of Newark. Newark is on the main East Coast railway line with services from Newark Northgate to London King's Cross with journey times of just over 75 minutes.

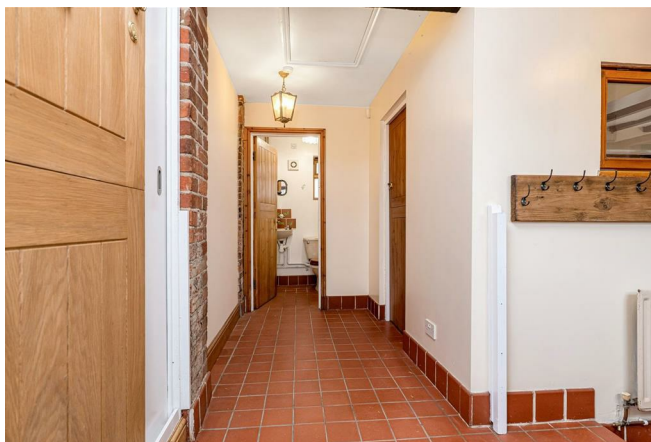
The following accommodation is provided:

GROUND FLOOR



Enclosed porch, solid Oak entrance door, leaded light windows.

ENTRANCE HALL



Quarry tiled floor, built-in cupboard, hatch to the single storey roof space.

ENTRANCE HALL & PORCH



SITTING ROOM

24'2 x 11'8 (7.37m x 3.56m)



Heavily beamed ceiling in the dining area believed to be 300 years old. Centre chimney breast and log stove with stone surround and cowl, 2 radiators, 2 south facing windows, and a window also in the east elevation.

DINING AREA



LOUNGE AREA



Connecting doors to the Main Hall from Dining Area and Kitchen:

MAIN HALL

22'8 x 5'5 (6.91m x 1.65m)



Staircase and built-in cupboard containing the Ideal LPG central heating boiler installed 2024. Storage cupboard with double doors.

KITCHEN

18' x 7'11 plus 6'5 x 6'10 (5.49m x 2.41m plus 1.96m x 2.08m)



Fitted with reclaimed handmade pine units, comprising base cupboards and working surfaces, incorporating a one and a half sink unit. Rangemaster electric cooker, integrated dishwasher, Oak surfaced breakfast bar. The kitchen has a dual aspect, beamed ceiling and radiator.

KITCHEN



KITCHEN



PANTRY

6'8 x 4'11 (2.03m x 1.50m)

A walk-in pantry with quarry tiled floor and shelving.

CLOAKROOM

5' x 4'8 (1.52m x 1.42m)

Low suite WC, basin, quarry tiled floor, radiator.

FIRST FLOOR

GALLERIED LANDING



With radiator, and linen cupboard.

2 steps leading to:

BEDROOM ONE

12'10 x 7'9 (3.91m x 2.36m)



Small built-in wardrobe, pine boarded floor. Dual aspect with pleasant open views.

JACK AND JILL BATHROOM

7'11 x 5'4 (2.41m x 1.63m)



Bath with electric shower, basin, low suite WC. Pine boarded floor, heated towel rail.

BEDROOM TWO

11'11 x 11'11 (3.63m x 3.63m)



Fitted pine wardrobes, radiator.

BEDROOM TWO



BEDROOM THREE

12'5 x 13'5 (3.78m x 4.09m)



Pine boarded floor, double pine built-in wardrobe, radiator.

BEDROOM THREE



BATHROOM

9'7 x 5' (2.92m x 1.52m)



Bath with chrome shower attachment, pedestal basin, low suite WC, radiator and pine floor.

OUTSIDE



Vehicular access from South Scarle Lane is jointly shared with Boundary Farm, to the point of separate entrance gates. Double entrance gates lead to Oak Tree Lodge, and a gravelled courtyard with parking. There is a breezeblock retaining wall with vertical boarding, a gateway and an enclosed patio area. Hawthorn hedging extends on the frontage of the property. The south boundary is adjacent to open fields.





A small garden area divided by the access driveway to Boundary Farm is available with the property. The LPG tank is sited on this land. Also, the septic tank which is in joint use with Oak Tree Lodge and Boundary Farm. This is understood to be a Klargestor system.

SERVICES

Mains water is connected to the property. There are separate metered supplies for Oak Tree Lodge and Boundary Farm. Drainage is by means of a Klargestor treatment plant. The maintenance costs will be shared on a 50/50 basis with Boundary Farm.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

DISCLOSURE

The property was subject to flooding during extreme conditions in 2023 with run-off water from the hills, but none known previously. The vendor has subsequently completed extensive flood defences.

COUNCIL TAX

This property comes under North Kesteven District Council Tax Band C (to be confirmed).

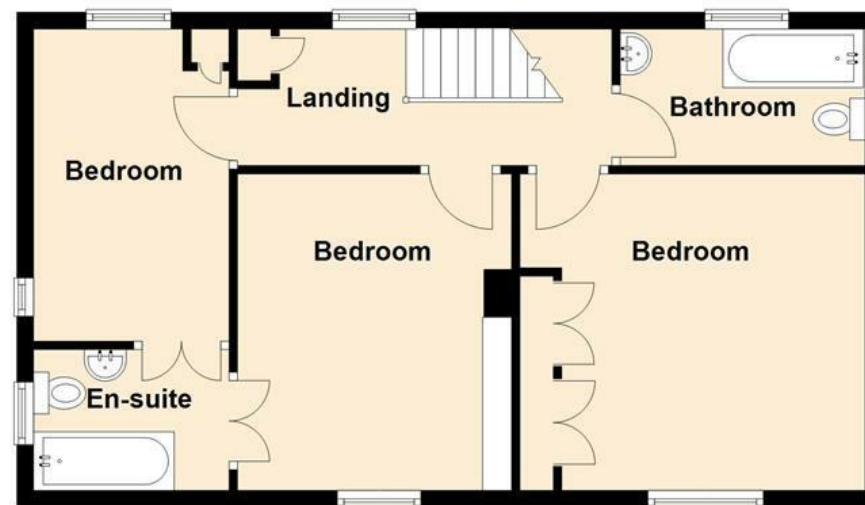
Ground Floor

Approx. 75.5 sq. metres (812.7 sq. feet)



First Floor

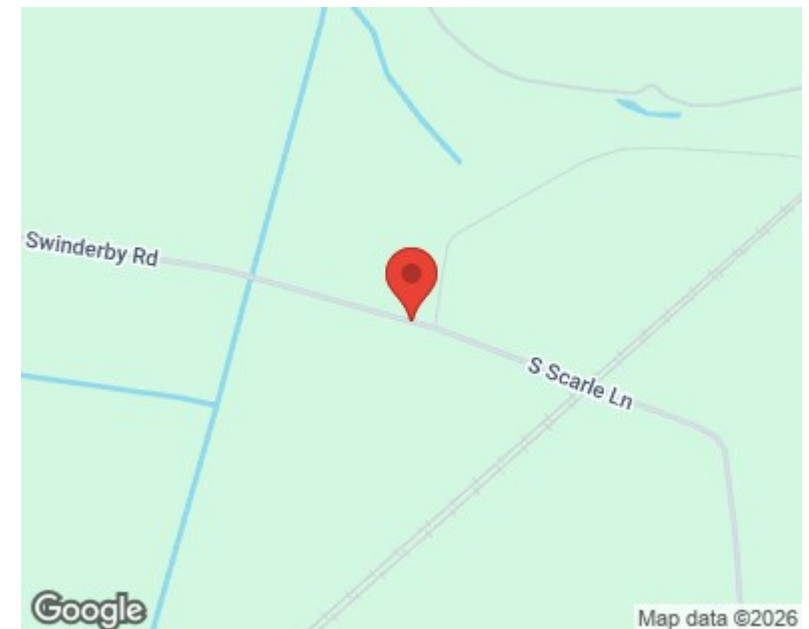
Approx. 54.8 sq. metres (589.6 sq. feet)



Total area: approx. 130.3 sq. metres (1402.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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