



**The Alders, Scothern Lincoln LN2 2WD**

**welcome to**

## **The Alders, Scothern Lincoln**

- THREE BEDROOM DETACHED BUNGALOW
- TUCKED AWAY DOWN A QUIET CUL-DE-SAC
- WONDERFUL VIEWS OVER THE MEADOW TO THE REAR
- BEAUTIFULLY PRESENTED THROUGHOUT
- DOUBLE GARAGE AND AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£360,000**

**view this property online** [williamhbrown.co.uk/Property/LCR123430](http://williamhbrown.co.uk/Property/LCR123430)



**Property Ref:**

LCR123430 - 0002

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### **Entrance Hall**

Access via double glazed front door, the entrance hall gives access to the majority of rooms and it also benefits from two built in storage cupboards.

### **Lounge / Diner**

Double glazed bay window to front, radiator to wall and archway into dining area which benefits from sliding doors into:-

### **Conservatory**

The conservatory enjoys lovely views over the meadow to the rear, double glazed French doors to rear garden and tiled flooring.

### **Kitchen**

Double glazed window to rear, kitchen comprising a range of floor and wall based cupboards, kitchen sink with drainer, gas hob with extractor fan, electric oven and grill.

### **Utility Room**

Double glazed window to rear, double glazed door to rear, radiator to wall, floor and wall based cupboards with sink.

### **Bedroom One**

Double glazed window to front, built in wardrobes, radiator to wall and door into:-

### **En Suite**

Double glazed window to side, wc, wash hand basin, shower cubicle, extractor fan and radiator to wall.

### **Bedroom Two**

Double glazed window to side, radiator to wall and built in wardrobes.

### **Bedroom Three**

Double glazed window to side, radiator to wall and built in wardrobes.

### **Bathroom**

Double glazed window to front, wc, wash hand basin, bath with wall mounted shower, tiled floor and walls, radiator to wall and extractor fan.

### **Outside**

Property is situated on a quiet cul-de-sac with a generous driveway to the front providing off road parking for multiple cars, gated side access to the rear garden and access to the attached double garage. Alongside the driveway is a spacious hedge bordered area of lawn with pathway leading to the front door and a range of plants and shrubs. To the rear is a hedge enclosed garden with beautiful meadow views, a generous area of lawn, a range of mature trees and shrubs, a patio area ideal for seating and pedestrian access to the attached garage.



**william h brown**



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