



Redmay Corner, Main Street, South
Scarle



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Guide Price £350,000 to £365,000



Key Features

- Sizeable Detached Home
- Four Double Bedrooms
- Ensuite, Bathroom & G/F WC
- Two Generous Reception Rooms
- Breakfast Kitchen & Utility Room
- South Facing Rear Garden
- No Chain
- Council Tax Band: D
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN! Enjoying a delightful corner plot position in the picturesque village of South Scarle, this sizeable, detached property boasts fantastic potential for a family home with spacious accommodation throughout, 18 OWNED SOLAR PANELS and represents a superb opportunity for a buyer to make this property their own. 'Tarset Lodge' is positioned in the heart of the village which provides brilliant access to both Newark-on-Trent and Lincoln, with excellent amenities on hand in the neighbouring village of Collingham.

The property's accommodation comprises to the ground floor: entrance porch, L-shaped entrance hallway, W/C, large dual aspect lounge/diner, conservatory, breakfast kitchen with appliances to include a four-ring electric hob and electric oven, shower/storeroom, utility room and integral access to the garage. The first floor boasts a family bathroom suite, and four double bedrooms, all of which having a form of fitted storage and the main bedroom being dual aspect and having an ensuite shower room.

Outside, the property occupies a plot totalling approximately 0.20 acre and is approached with a driveway which is owned by this property, with one neighbouring property having access across. The driveway leads to the front of the house with a gravelled area providing ample off-street parking and gives access to the L-shaped garage. The gardens wrap around to the side and rear, with the rear garden being SOUTH FACING. The gardens are well established with a mix of lawned areas, variety of plants, shrubs and trees, and a further paved entertaining area. Other features include the solar panels, electric storage heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements

Entrance Porch 5'3" x 3'7" (1.6m x 1.1m)

Entrance Hall 9'8" x 7'1" (2.9m x 2.2m)

majority measurements

Ground Floor WC 8'1" x 2'10" (2.5m x 0.9m)

Lounge/Diner 21'10" x 15'6" (6.7m x 4.7m)

maximum measurements

Conservatory 13'7" x 9'5" (4.1m x 2.9m)

Kitchen 11'8" x 10'0" (3.6m x 3m)

Ground Floor Shower/Storeroom 6'2" x 6'1" (1.9m x 1.9m)

Utility Room 6'3" x 5'3" (1.9m x 1.6m)

First Floor Landing

Bedroom One 16'9" x 13'7" (5.1m x 4.1m)

maximum measurements

Ensuite Shower Room 7'5" x 5'0" (2.3m x 1.5m)

Bedroom Two 15'3" x 10'9" (4.6m x 3.3m)

maximum measurements

Bedroom Three 12'1" x 10'11" (3.7m x 3.3m)

maximum measurements

Bedroom Four 10'9" x 10'4" (3.3m x 3.1m)

maximum measurements

Bathroom 9'4" x 6'8" (2.8m x 2m)

maximum measurements

Garage 17'0" x 16'6" (5.2m x 5m)

maximum measurements

Agent's Note - Solar Panels

The property benefits from 18 owned solar panels and the vendors believe they were installed in approximately 2010.

Agent's Note - Shared Driveway

The initial driveway entrance is owned by this property with one neighbouring property having right of access across.

Services

Electric storage heaters. Mains electricity, water and drainage are connected.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

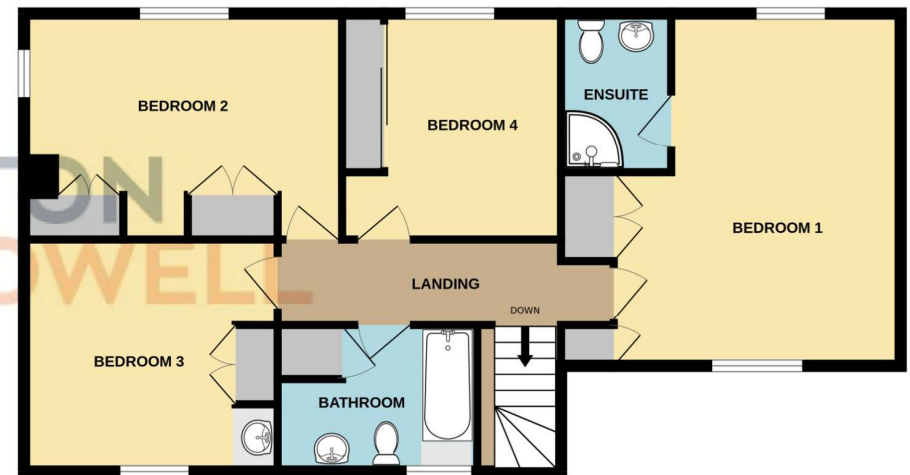
Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

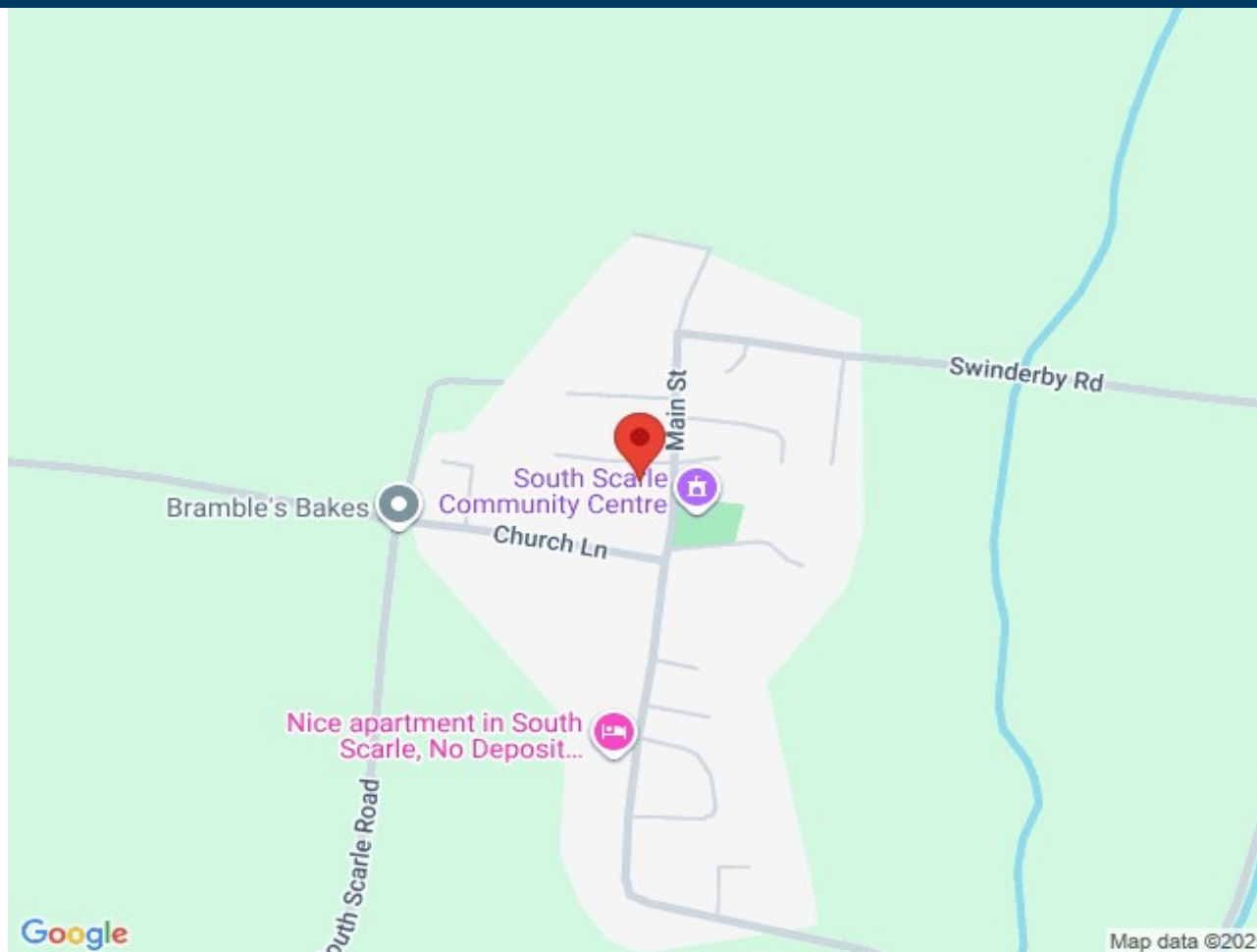
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		