



8a High Street, North Scarle, Lincoln,  
Lincolnshire, LN6 9EP

Price Guide £230,000 - £250,000

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 **RICHARD  
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\*\*\* PRICE GUIDE £230,000 - £250,000 \*\*\* A charming and sympathetically modernised three bedroom brick and pantile constructed semi-detached cottage, positioned along the heart of this well-served and highly regarded village. Offering well-balanced accommodation arranged over two floors, the property combines characterful appeal with practical modern improvements, making it ideal for first-time buyers, downsizers or those seeking a village lifestyle within easy reach of both Newark and Lincoln.

The accommodation begins with a welcoming living room, providing a comfortable and inviting reception space. The kitchen is fitted with a range of modern units, offering good storage and preparation space and creating a practical hub for day-to-day living. Complementing the ground floor is a useful utility room together with a separate WC, adding further convenience.

To the first floor there is a spacious landing connecting to three well-proportioned bedrooms, each offering flexibility for family life, guests or home working. The bathroom is fitted with a contemporary white suite.

Outside, the property benefits from an enclosed front garden designed for ease of maintenance, with a patio terrace providing space for outdoor seating and dining, alongside low-maintenance astro turf creating an attractive and usable area throughout the year. Additionally the roof canopy extends to provide a sheltered terrace connecting to the front of the house.

The property benefits from oil-fired central heating and uPVC double glazed windows.

North Scarle is a thriving and welcoming Lincolnshire village set amidst attractive open countryside, conveniently positioned between Newark and Lincoln. Popular with families and commuters alike, the village offers a genuine sense of community alongside everyday amenities including a village shop and Post Office, primary school, church, village hall and the well-regarded White Hart public house. Recreational facilities include sports fields, tennis courts and a children's play area, while the surrounding countryside provides excellent opportunities

for walking and cycling. Rail services are available from nearby Swinderby with connections to Lincoln and Nottingham, and Newark offers direct services to London King's Cross in around 75 minutes. Combining rural tranquillity with practical accessibility, North Scarle remains a consistently sought-after village location.

This traditional semi-detached village cottage is constructed of brick elevations under a pantile roof covering. The living accommodation is arranged over two levels and can be described in more details as follows:

## GROUND FLOOR

### LIVING ROOM

16'3 x 11'7 (4.95m x 3.53m)

UPVC double glazed French doors to the front elevation, oak flooring, fireplace and stone hearth housing a wood burning stove, television point, radiator.



### KITCHEN

12'7 x 11'4 (3.84m x 3.45m)

Ceramic tiled floor, uPVC double glazed window to front elevation, oak stable door to the front elevation giving access to the porch. Range of fitted modern cream Shaker design kitchen units including cupboards and drawers, oak working surfaces above, Belfast sink with mixer tap, tiling to splashbacks. Eye level wall mounted cupboards, space for a dining table, LED downlights, beamed ceiling.



### UTILITY ROOM

8'10 x 5'3 (2.69m x 1.60m )

Wall mounted Grant oil fired central heating boiler. Shaker

design cream kitchen units comprise base cupboards, oak working surfaces above, inset stainless steel one and a half bowl sink and drainer. Ceramic tiled floor, plumbing and space for an automatic washing machine. UPVC double glazed window to the rear, radiator.



### WC

4'10 x 3'3 (1.47m x 0.99m)

White suite comprising low suite WC, wash hand basin, metro-style tiling to splashbacks. Xpelair extractor.

### ENTRANCE PORCH

5'9 x 8'1 (1.75m x 2.46m)

Oak style stable door connecting to the kitchen, Velux roof light, uPVC double glazed window to the front.

### FIRST FLOOR

#### LANDING

10'10 x 6'4 (3.30m x 1.93m)

Radiator, uPVC double glazed window to the rear elevation.

#### BEDROOM ONE

10'11 x 10'2 (3.33m x 3.10m)

Built in triple wardrobe with sliding doors, radiator, uPVC double glazed window to the front, loft access hatch.



#### BEDROOM TWO

9'10 x 10'6 (3.00m x 3.20m)

UPVC double glazed window to the front, built in airing cupboard housing the hot water cylinder.



#### BEDROOM THREE

8'10 x 6'5 (2.69m x 1.96m)

UPVC double glazed window to the front elevation.



#### BATHROOM

7'5 x 7'2 (2.26m x 2.18m)

Two roof lights, two heated chrome towel radiators, extractor fan. White suite comprising low suite WC, wash hand basin and a panelled bath with Triton electric shower over. Glass shower screen, Cornish slate tiling to the splashbacks. Cornish slate floor tiles.



#### OUTSIDE

Outside there is an enclosed front garden with wooden fence and entrance gate. The garden is laid out with an Indian sandstone patio terrace and low maintenance Astro-turf. Substantial York stone plinths which could be used for

a variety of purposes including outdoor seating. There is a storm porch with a pantile roof overhang which also incorporates two roof lights providing a sheltered outdoor area.



### **TENURE**

The property is freehold.

### **SERVICES**

Mains water, electricity, and drainage are all connected to the property. The central heating system is oil fired with a Grant oil fired central heating boiler located in the utility room

### **VIEWING**

Strictly by appointment with the selling agents.

### **POSSESSION**

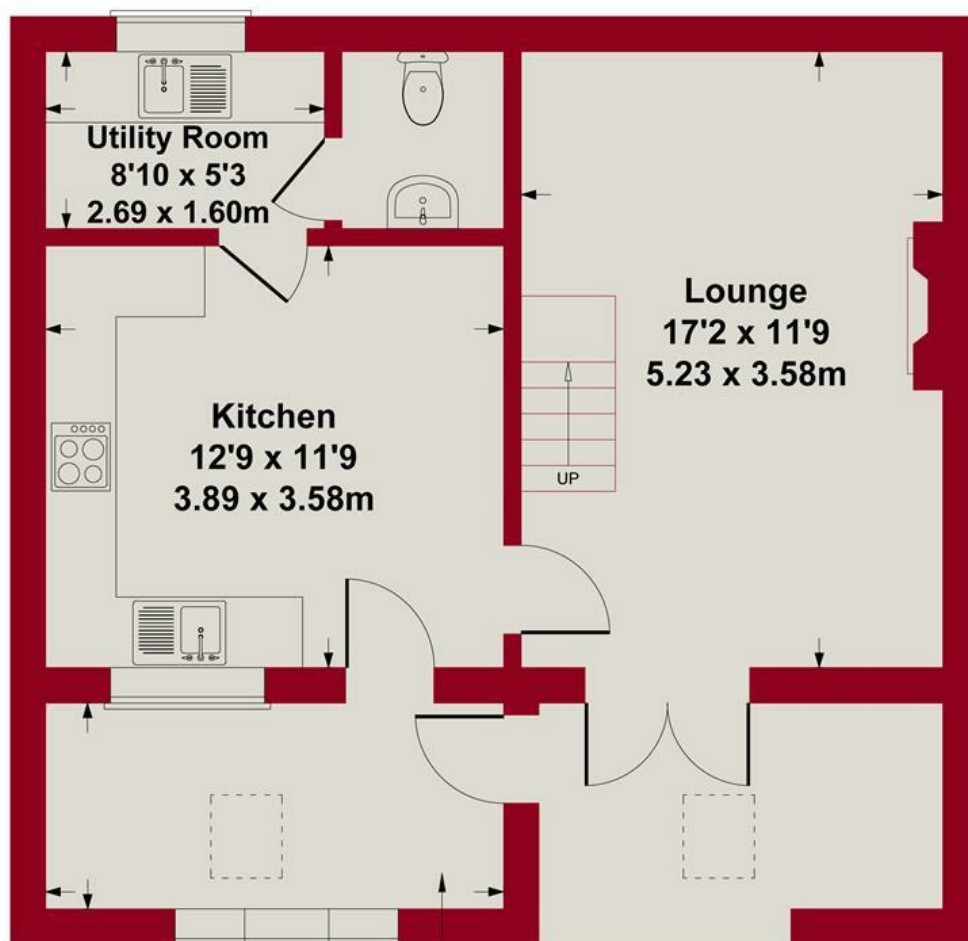
Vacant possession will be given on completion.

### **MORTGAGE**

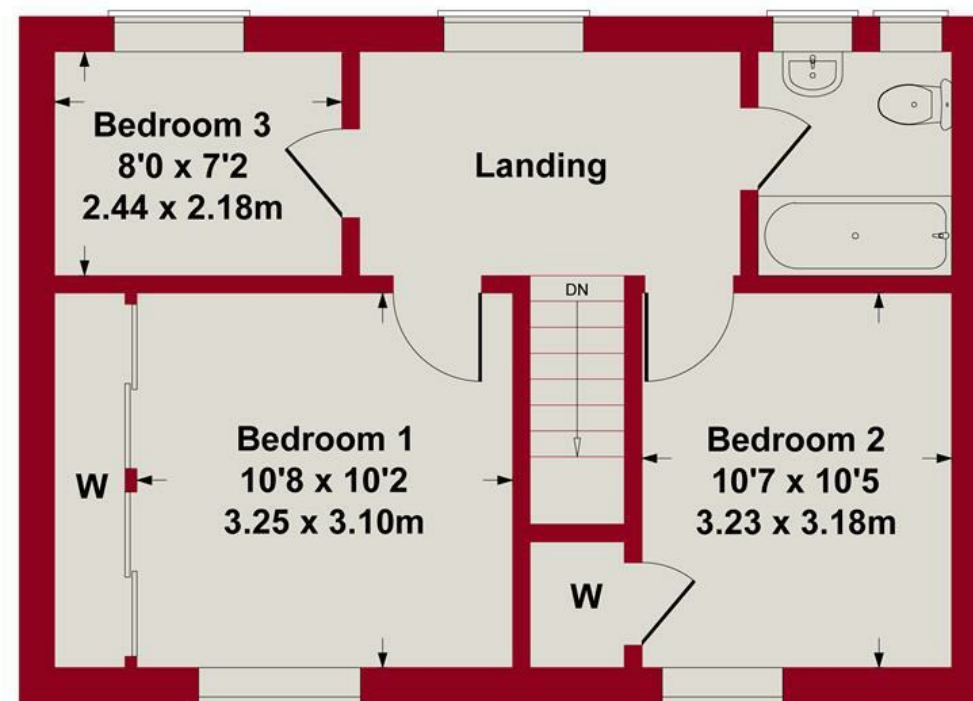
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **COUNCIL TAX**

The property comes under North Kesteven Borough Council Tax Band B.



**GROUND FLOOR**



**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         | 87                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   |         |                                                                                                             |
| (39-54) E                                   | 51      |                                                                                                             |
| (21-38) F                                   |         |                                                                                                             |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |



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**RICS**



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