



Hampden Street, Scampton LINCOLN LN1 2UU

welcome to

Hampden Street, Scampton LINCOLN

This modern and well presented semi-detached home is located within the popular village of Scampton. Benefitting from allocated parking, generous rear garden with outbuildings and local access to a range of amenities.



This modern and well presented two bedroom semi-detached home is situated within the popular village of Scampton, enjoying local access to a range of amenities close to Lincoln City Centre as well as transport links and schooling. The property in brief comprises: entrance hall, lounge, modern fitted kitchen/diner, main bedroom with built in storage, a further double bedroom with built in storage, a bathroom and separate wc. Outside, this property benefits from an area of lawn to the front with pathway leading to the entrance door and gated side access to the rear garden. The spacious and fully enclosed rear garden is mainly laid to lawn with a large patio area ideal for seating and outdoor dining, brick built outbuilding and timber shed. This property additionally benefits from allocated parking. Early internal viewing is strongly recommended to appreciate this property in full.

Entrance Hall

Lounge

Kitchen / Diner

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Separate Wc

Outside



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welcome to

Hampden Street, Scampton LINCOLN

- MODERN & IMMACULATE SEMI-DETACHED HOME
- TWO DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- OPEN PLAN KITCHEN/DINER
- ALLOCATED PARKING

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR124464 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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