



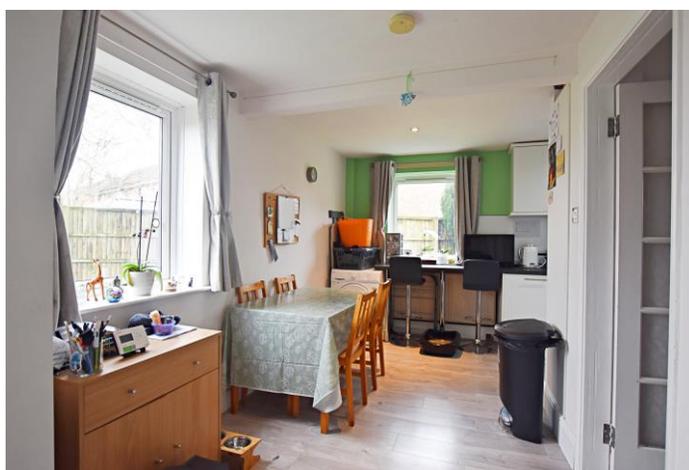
- Semi-Detached House
- Three Bedrooms
- 18'9" x 10'11" Lounge
- Modern Kitchen & Dining Room
- Upgraded Bathroom & Separate WC
- Non Overlooked Rear Garden
- Parking & Single Garage
- 15 Minute Drive To Lincoln

Shropshire Road, Scampton, LN1 2UE
£190,000





Starkey&Brown is delighted to represent this three-bedroom semi-detached house located a short 15-minute drive from Lincoln city centre. Situated to the north of Lincoln, the home offers three bedrooms with accommodation over two floors. The ground floor comprises a welcoming entrance hall with access to an 18'9" x 10'11" lounge, as well as an upgraded modern kitchen diner with a range of eye and base level units and integrated appliances. Rising to the first floor, there are two double bedrooms, with the master and bedroom two both featuring built-in wardrobes, a third bedroom measuring 7'7" x 6'3" with a built-in wardrobe. The first floor is being upgraded with a stylish bathroom and a separate WC. There is a modern gas central heating boiler with a past service history. To the rear of the property, there is a generous garden, mostly laid to lawn, which backs onto a communal park area. To the front of the property, there are parking provisions, an EV car charging point, and access to a single garage. For further details and viewing requests, please contact Starkey&Brown. Council tax band: A. Freehold.



Entrance Hallway

Composite front door to the front aspect, a radiator, and stairs rising to the first floor. Access to:

Dining Area

12' 9" max x 7' 2" (3.88m x 2.18m)

Having a uPVC double-glazed window to the rear aspect. Opening to the lounge and the kitchen space.

Kitchen

18' 9" x 7' 4" (5.71m x 2.23m)

Upgraded kitchen with eye and base-level units, integrated dishwasher, a range cooker with a 5-ring hob and an extractor hood over, space and plumbing for further appliances, a uPVC double-glazed window to the side aspect, and wood-effect flooring.

Lounge

18' 9" max x 10' 11" (5.71m x 3.32m)

Having a uPVC double-glazed window to the front aspect, French doors to the rear aspect leading onto the rear garden, a radiator, and a feature electric fireplace (gas capped off).

First Floor Landing

Access to bedrooms, a storage cupboard housing a gas central heating boiler (annual service), and loft access - partially boarded, insulated, no ladder.

Bedroom 1

12' 7" x 10' 9" (3.83m x 3.27m)

Having a uPVC double-glazed window to the front aspect, a built-in wardrobe, and a radiator.

Bedroom 2

9' 6" x 10' 10" (2.89m x 3.30m)

Having a uPVC double-glazed window to the front aspect, a radiator, and a built-in wardrobe.

Bedroom 3

6' 3" x 7' 7" (1.90m x 2.31m)

Having a built-in wardrobe, a uPVC double-glazed window to the rear aspect, and a radiator.

Bathroom

5' 8" x 5' 5" (1.73m x 1.65m)

Having a panelled bath with a showerhead over, a vanity hand wash basin unit, an extractor unit, a chrome heated hand towel rail, tiled surround, and a uPVC double-glazed obscured window to the side aspect.

Separate WC

Having a low-level WC, uPVC double-glazed obscured window, and tiled surround.

Outside Rear

Enclosed garden, mostly laid to lawn, with fenced perimeter and gated access to the communal park area. Gated access to the front of the property.

Outside Front

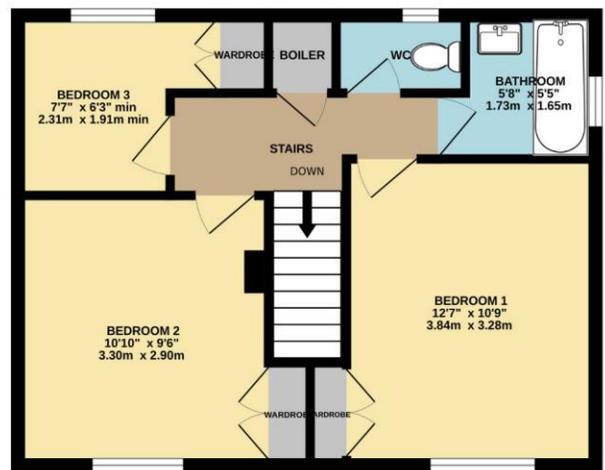
EV car charging point and access to the storm porch.





GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



27 SHROPSHIRE ROAD, SCAMPTON LN1 2UE

TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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