



**Trenchard Square, Scampton, Lincoln, LN1 2TA**

**welcome to**

**Trenchard Square, Scampton, Lincoln**

An unmissable opportunity to acquire this posing and historic substantial detached residential property situated on the outskirts of Lincoln. Boasting a generous plot, this property provides huge scope for modernisation across versatile space.



### **Entrance Hall**

With panel door and window to the front, built in under stairs cupboard, radiator and stairs rising to first floor.

### **Cloakroom Wc**

With obscured double glazed windows to the front and side, wc, wash hand basin, radiator, wall mounted electric light and shaver point.

### **Study**

With two double glazed windows to the front and side, radiator and picture rail.

### **Lounge**

With three double glazed bay windows to the rear, feature electric fireplace, wall lights, two radiators, picture rail, double glazed door to the rear garden and double doors opening to:-

### **Dining Room**

With two double glazed windows to the rear, two radiators, built in original serving cabinet, picture rail and door to Kitchen and Utility Room.

### **Reception Room Four**

With double glazed window to the rear, radiator and picture rail.

### **Kitchen**

With two double glazed windows to the front, a fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, recessed space for range cooker with extractor fan over, space for fridge freezer, space for dishwasher, tiling to the walls, door to Utility Room and door to:-

### **Side / Rear Lobby**

With two double glazed windows to the front and double glazed doors to the front and rear.

### **Utility Room**

With double glazed window to the front, a range of wall and base units with work surfaces, tiling to the walls and radiator.

### **Wash Room**

With two double glazed windows to the front, stainless steel sink and drainer, cupboards, work surfaces, space and plumbing for washing machine and space for dryer.

### **Store Room**

With fuse box and shelving.

### **Additional Wc**

With double glazed window to the rear, wc, radiator.

### **Boiler Room**

With double glazed window to the rear, steps down to a quarry tile floor, two wall mounted gas central heating boilers and floor mounted hot water cylinder.

### **First Floor Landing**

With two double glazed windows to the front, two radiators, three built in cupboards, under stairs cupboard, drying room with racking and double glazed window to the front.

### **Bedroom One**

With three double glazed bay windows to the rear, two radiators, built in wardrobe, pedestal wash hand basin, picture rail and door to:-

### **Bedroom Two**

With double glazed windows to the front and side, built in wardrobe, pedestal wash hand basin and radiator.

### **Bedroom Three**

With two double glazed windows to the rear, built in wardrobe and pedestal wash hand basin.

### **Bedroom Four**

With two double glazed windows to the rear, built in wardrobe, picture rail, pedestal wash hand basin and radiator.

### **Bedroom Five**

With double glazed window to the front, built in wardrobe, pedestal wash hand basin and radiator.

### **Bathroom**

With two obscured double glazed windows to the front, bath with wall mounted shower and fitted screen, wc, wash hand basin and tiling to the walls.

### **Shower Room**

With obscured double glazed window to the front, shower cubicle, wash hand basin, shaver point and light, radiator and extractor fan.

### **Separate Wc**

With obscured double glazed window to the side, wc, radiator and tiling to the walls.

### **Second Floor Landing**

With double glazed feature window to the rear and two radiators.

### **Bedroom Six**

With two double glazed windows to the side, under eaves storage, loft access point and radiator.

### **Bedroom Seven**

With double glazed window to the rear, built in wardrobe, under eaves storage, wash hand basin, radiator and internal obscured window to landing.

### **Bedroom Eight**

With two double glazed windows to the side and rear, built in wardrobe, wash hand basin and two radiators.

### **Shower Room**

With shower cubicle, wash hand basin, wc, shaver point and light, radiator, extractor fan and tiling to the walls.

### **Attached Garage**

With up and over door, double glazed window to the rear, power and light.

### **Front Garden**

A sweeping in and out driveway encircles mature trees to the front of this imposing and historic building, with off road parking and access to the attached garage located to the side.

### **Rear Garden**

A particularly generous garden enclosed by fence panels with gated side access, mainly laid to lawn with mature trees and shrubs planted and patio areas which can be accessed by the reception rooms.



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## Trenchard Square, Scampton, Lincoln

- CHARACTERFUL DETACHED HOME CIRCA 3800 SQ FT
- THREE STOREY LIVING
- EIGHT BEDROOMS
- TWO SHOWER ROOMS & FAMILY BATHROOM
- NO ONWARD CHAIN

Tenure: Freehold

EPC Rating: D

Council Tax Band: F

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR123882 - 0006

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