Ramblers Cottage, 1 Church Lane, North Scarle, Lincoln, LN6 9EQ

Cash Offers In Excess Of £285,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

CASH BUYERS ONLY
Well situated in the charming village of North Scarle, this delightful detached four bedroom cottage presents a good opportunity for those seeking a project to modernise a spacious family home. Set on a generous plot, the property offers ample outdoor space, including large gardens and a driveway that can accommodate up to six vehicles, making it ideal for families.

Upon entering, you are welcomed by a hall that leads to four versatile reception rooms, including a comfortable lounge, a dining room perfect for family meals and entertaining. A study provides a useful work from home space, and a modern uPVC conservatory overlooks the gardens creating a lovely area to enjoy all year round.

The first floor features a landing that leads to three well-proportioned bedrooms, and a dressing room. The family bathroom is conveniently located to serve the upper level.

This property is situated next to the picturesque village church, enhancing the tranquil setting. North Scarle offers essential village amenities, including a primary school and a popular local pub. Furthermore, the location provides excellent transport links, with Newark and Lincoln just a short drive away, offering a wider range of shopping, dining, and leisure options.

The property is constructed of rendered brick elevations under a concrete interlocking tiled roof and would benefit from a scheme of renovation. There is a uPVC double glazed conservatory extension built on a brick base with a polycarbonate roof covering. The central heating system is oil fired and there are replacement uPVC double glazed windows fitted in approximately 2016 . The property has a pleasant location next to the village church. The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL
11'7 x 6'3 (3.53m x 1.91m)
Front entrance door, staircase leading to the first floor, cupboard under the stairs.

LOUNGE
18'1 x 11'4 (5.51m x 3.45m)

Two uPVC double glazed windows to front elevation, two radiators, beamed ceiling, brick fireplace with open grate and tiled hearth.

STUDY
12'9 x 8'8 (3.89m x 2.64m)
Double panelled radiator, uPVC double glazed window to front elevation, wood part glazed French doors, vaulted and beamed ceiling, exposed brick wall feature.

CONSERVATORY
14'11 x 10'10 (4.55m x 3.30m)

A uPVC double glazed conservatory with polycarbonate roof built on a brick base. There are French doors giving access to the garden, quarry tiled floor and double panelled radiator.

DINING ROOM
16'9 x 12'5 (5.11m x 3.78m)

Brick fireplace with quarry tiled hearth housing a wood

burning stove. Built in wooden fireside cabinet with base cupboard and shelving, uPVC double glazed front window, two radiators, beamed ceiling.

KITCHEN
12'3 x 8'11 (3.73m x 2.72m)

A uPVC double glazed window to rear elevation, radiator, beamed ceiling. Worcester oil fired central heating boiler. Wooden hand made kitchen units comprising base cupboards and drawers, working surfaces over, inset stainless steel sink and drainer, tiled splashbacks, wall mounted cupboards.

UTILITY ROOM
9'4 x 6'10 (2.84m x 2.08m)
(plus 6' x 4'11)

UPVC double glazed windows to the front and side elevations, wooden side entrance door, base cupboards and drawers, working surfaces, inset stainless steel sink and drainer, plumbing and space for automatic washing machine.

WC
Fitted with a low suite WC.

FIRST FLOOR

LANDING
A uPVC double glazed window to the front, archway leading to inner landing with loft access hatch.

BEDROOM ONE
16'9 x 12'8 (5.11m x 3.86m)

There are uPVC double glazed windows to the front and rear elevations, two radiators, two fitted double wardrobes with hanging rail and shelving, connecting door leading to bedroom three.

BEDROOM THREE
11'9 x 9'5 (3.58m x 2.87m)

Non private room accessed via bedroom one. UPVC windows to the front and side elevations, radiator.

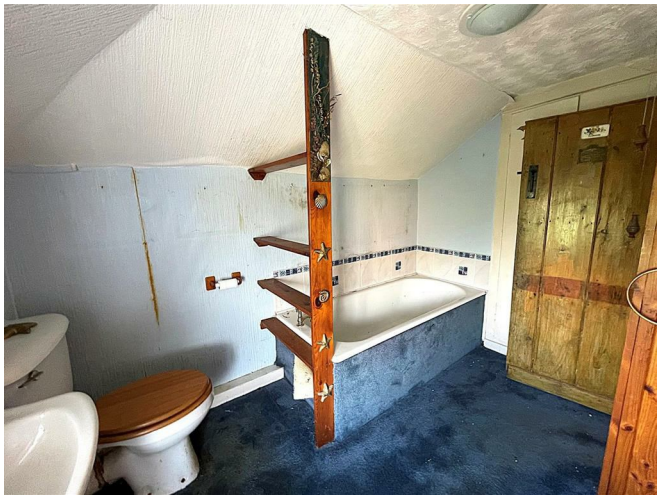
BEDROOM TWO
12' x 10'10 (3.66m x 3.30m)

Double panelled radiator, loft access hatch, uPVC double glazed window to front elevation, two fitted single wardrobes and chest of draws. Connecting door to dressing room/bedroom four.

BEDROOM FOUR
11'3 x 8'3 (3.43m x 2.51m)

UPVC double glazed window to front elevation, non private room accessed from bedroom two.

BATHROOM
9'6 x 9'2 (2.90m x 2.79m)
(narrowing to 5'6)



Fitted with a white suite comprising low suite WC, pedestal wash hand basin and a cast iron bath. Tiled shower cubicle with screen door and wall mounted Bristan electric shower over. Airing cupboard housing hot water cylinder and slatted shelving.

OUTSIDE
The property occupies a plot extending to 0.272 acre or thereabouts. On entering there is a spacious tarmac driveway and turning area with accommodation for up to five vehicles. Brick built outbuilding in dilapidated condition. Mature gardens extend to the front of the property with lawn and a variety of trees and shrubs. The garden enjoys a good degree of privacy and has a view of the neighbouring village church.

SERVICES
Mains water, electricity, and drainage are all connected to the property. There is no mains gas available in North Scarle. The central heating system is oil fired with a Worcester oil fired central heating boiler located in the kitchen.

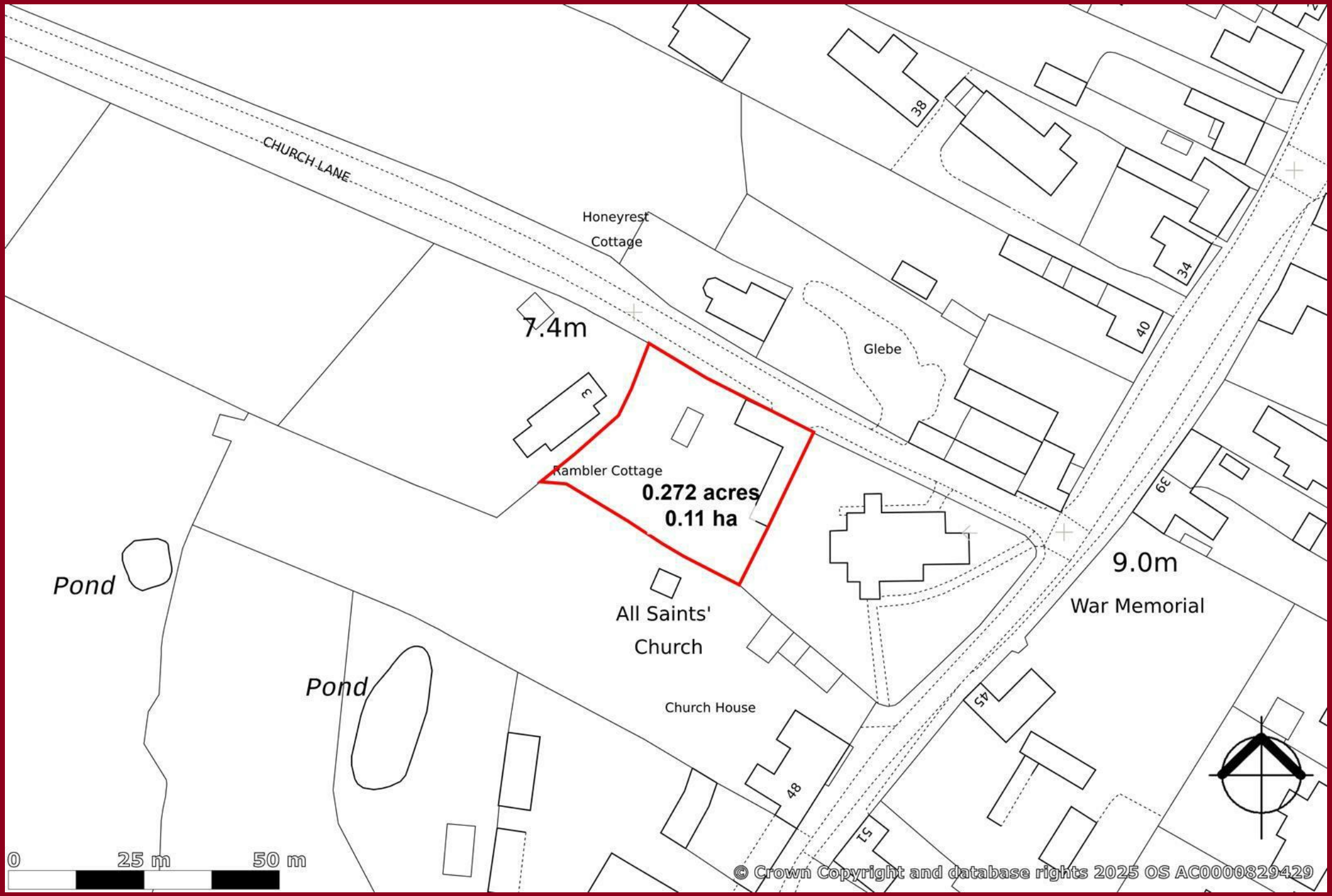
NOTE
Cash buyers only - sold as seen.

VIEWING
Strictly by appointment with the selling agents.

TENURE
The property is freehold.

POSSESSION
Vacant possession will be given on completion.

COUNCIL TAX
The property comes under North Kesteven District Council Tax Band E



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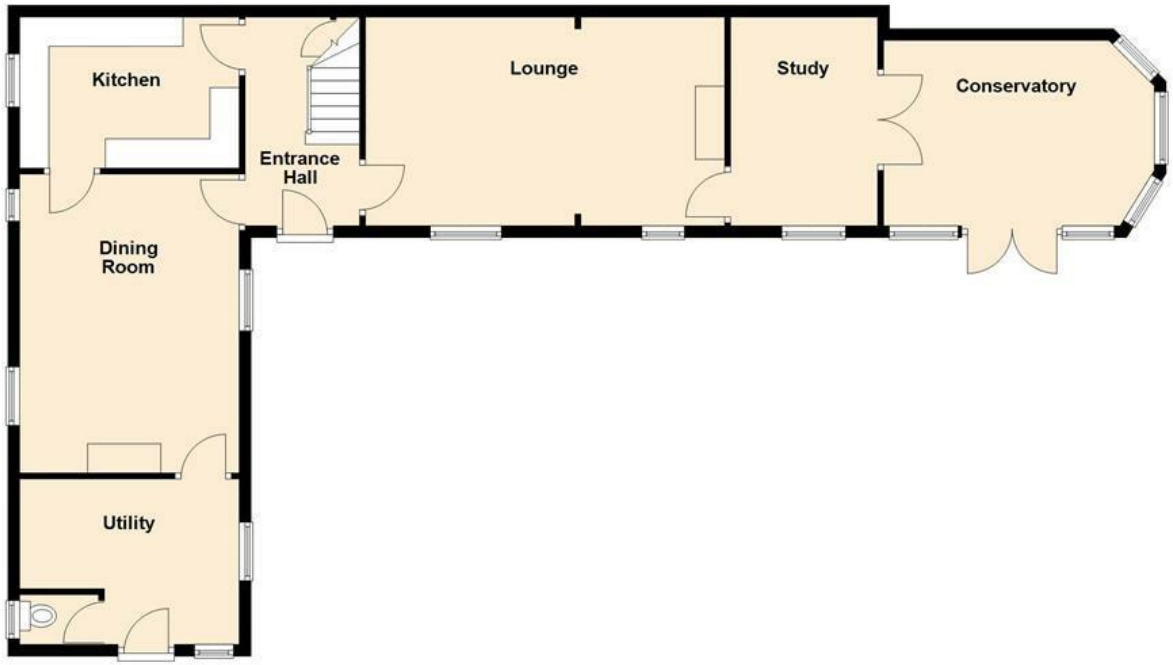
Ground Floor

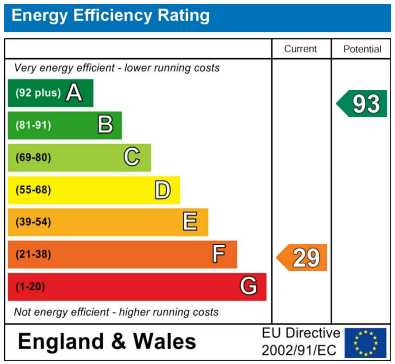
Approx. 93.3 sq. metres (1004.7 sq. feet)



First Floor

Approx. 69.7 sq. metres (750.1 sq. feet)

Total area: approx. 163.0 sq. metres (1754.8 sq. feet)



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RICS

The Property Ombudsman

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