

Main Street,Scothern Lincoln LN2 2UW

william h brown

welcome to

Main Street, Scothern Lincoln

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The well-presented accommodation briefly comprises an entrance hall, a generous 23ft lounge, a 22ft fitted kitchen with dining space, separate dining room and a conservatory enjoying views over the rear garden. There are four bedrooms arranged over two floors, together with a family bathroom and first-floor shower room, making the property well suited to a range of buyers.

Externally, the property is accessed via a gated entrance leading to a large driveway providing ample off-road parking for numerous vehicles, along with a garage and adjoining office space. The mature rear garden is a particular feature of the property, being predominantly laid to lawn with established trees, shrubs, seating areas and a selection of outbuildings.

Enjoying a desirable village setting and offering generous internal and external space, this unique home presents an increasingly rare opportunity to acquire a property of this nature within easy reach of Lincoln.

Entrance Hall

Dining Room

Kitchen

Rear Entrance Porch

Cloakroom

Lounge

Conservatory

Ground Floor Bathroom

Bedroom One

Bedroom Two

Landing

Bedroom Three

Bedroom Four

First Floor Bathroom

Garage







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welcome to

Main Street, Scothern Lincoln

- FOUR BEDROOM DETACHED DORMER BUNGALOW, OCCUPYING A 0.7 ACRE PLOT (STS)
- BEING OFFERED WITH NO ONWARD CHAIN
- GATED ENTRANCE LEADING TO DRIVEWAY WHICH OFFERS AMPLE OFF ROAD PARKING
- LARGE DETACHED GARAGE
- 0.7 ACRE PLOT (STS) WITH POTENTIAL FOR FURTHER DEVELOPMENT (STPP)

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£495,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR121764 - 0003

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.

william h brown

01522 534 771

Lincoln@williamhbrown.co.uk

35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.