



Rowan House
North Scarle, Lincoln



Rowan House, Spalford Road, North Scarle, LN6 9HF

Rowan House is a modern and spacious detached house along with a potential two-bedroom annexe ideal for multi-generational living.

The main house features an inviting entrance hall leading to a stunning open-plan kitchen/dining room, which flows seamlessly into the living area. The ground floor also offers a utility room, study, family room, and WC.

Upstairs, the first floor comprises a generous master bedroom with dressing room and en-suite, three further well-proportioned bedrooms, and a contemporary family bathroom.

The annexe comprises of two bedrooms both with en-suites, an open plan living kitchen area, hallway, boot room and utility.

Please note that the property is subject to an agricultural occupancy restriction. For further details regarding this condition, please contact the agent.



DESCRIPTION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor.

Lounge / Diner

Double glazed windows to front and rear, bi-fold doors opening to garden, wood burning stove inset to chimney breast, opening into:

Kitchen / Breakfast Room

High quality fitted kitchen with breakfast bar, sink inset to worktops, a range of fitted units comprising cupboards and drawers and a range of integrated appliances. Double glazed windows to side aspect, double doors opening into both the snug and entrance hall.

Study

Double glazed window to front.

Snug

Accessed via double doors from kitchen area, double glazed windows to front and side aspects.

Rear Lobby

Side entrance door and opening into utility.

Utility

Side entrance door, sink and storage cupboards.

WC

Double glazed window to side, WC, wash basin.

First Floor

Landing

Double glazed window to front.

Bedroom One

Two double glazed windows to front and window to side,

Dressing Room

Double glazed window to side, built in wardrobes.

En Suite

Double glazed window to side, WC, wash basin, shower cubicle.

Bedroom Two

Double glazed windows to side and rear.

Bedroom Three

Double glazed window to side, radiator.

Bedroom Four

Double glazed windows to front, radiator.

Bathroom

Double glazed window to rear, WC, bath tub, vanity wash basin, shower cubicle, heated towel rail.

Annexe

The property also benefits from an annexe ideal for multi-generational living comprises of an entrance hall, open plan living kitchen, two bedrooms both with en-suites, a boot room and utility.

Outside

The property benefits from an extensive driveway, and a large lawned garden with tennis court.



AGRICULTURAL OCCUPANCY

Prospective purchasers who consider they meet the requirements of the occupancy condition shall be required to provide evidence that:

(a) The prospective purchaser is a person solely or mainly employed, or last employed, in agriculture; and

(b) In the event that (a) is satisfied, the prospective purchaser is a person solely or mainly employed, or last employed, in agriculture at a location no more than 15 miles from the site.

Prospective purchasers who cannot provide reliable evidence to demonstrate that (a) and (b) can be satisfied will not be permitted to make an offer.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band D

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

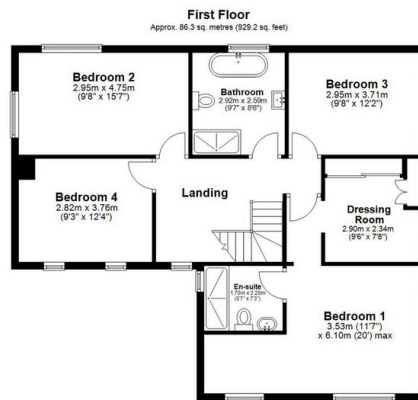
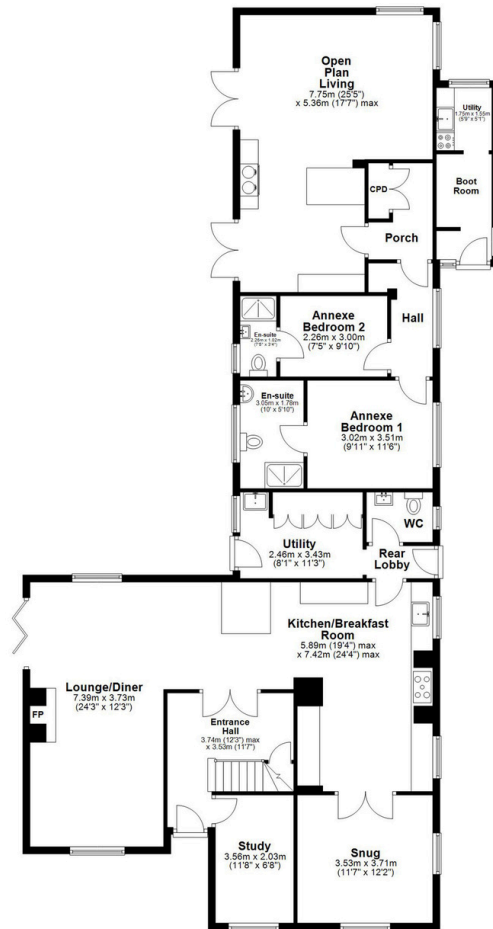
AGENT

James Drabble

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lincolncitycentre@brown-co.com





Total area: approx. 269.8 sq. metres (2904.4 sq. feet)
 SIZES AND DIMENSIONS ARE APPROXIMATE. WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Rowan House, North Scarle

Energy performance certificate (EPC)

Rowan House Spalford Road North Scarle LINCOLN LN6 9HF	Energy rating	Valid until: 12 May 2035
	C	Certificate number: 0953-1203-5705-5783-0000

Property type	Semi-detached house
Total floor area	190 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

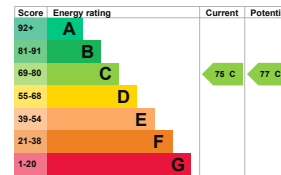
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/0953-1203-5705-5783-0000?print=true>

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IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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