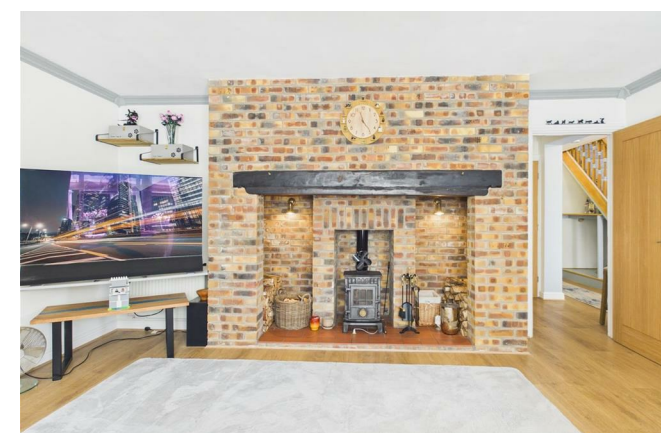




Main Street, Scopwick, Lincoln

Asking Price £460,000



MARTIN&CO



Main Street, Scopwick, Lincoln

House - Detached
4 Bedrooms, 3 Bathroom

Asking Price £460,000

- Executive Family Home
- Four Bedrooms
- Master with Dressing Room and Extended Ensuite
- Bedroom Two with Ensuite
- Kitchen with Separate Utility Room
- Dining Room
- Office
- Freehold
- EPC D
- Ample Off Road Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	63	73
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-55) D		
(9-34) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Description

Martin & Co are pleased to present to the market this charming family home, beautifully positioned in the heart of the sought-after village of Scopwick. This unique home would suit anyone requiring family flexible living and outdoor space for entertaining and spending time with friends and family.

The property has been lovingly owned during which time it has been thoughtfully renovated including extending the master bedroom's ensuite. It has served as a wonderful home and now presents an excellent opportunity for the next owners to make it their own. The accommodation briefly comprises; Entrance Hall, Living Room, Office, Dining Room, Kitchen with access to the Integral Garage, Laundry Room and Down Stairs Cloakroom. To the first floor you will find a Galley Style

Landing with inbuilt storage, Four well-proportioned bedrooms, with the Master Bedroom benefiting from a separate Dressing Room and En-Suite. Further more, the Second bedroom also boasts an En-Suite. There are two further Double Bedrooms and Family Bathroom. Externally, the grounds are a particular highlight, featuring a fully enclosed rear garden. The property also benefits from a gravelled driveway offering off road parking for multiple vehicles.

Mobile (based on calls indoors) O2
Broadband (estimated speeds) Standard 4 mbps
Superfast 60 mbps Ultrafast 1000 mbps

Satellite & Cable TV Availability BT Sky Virgin Media

EPC - D / Council Tax - Band E / Tenure - Freehold



Front Exterior

The front exterior presents a charming detached home constructed in traditional brick with a pitched red tiled roof. The property is set behind a wide gravel driveway offering ample parking and features well-kept flower beds and shrubs enhancing its welcoming appearance.

Entrance Hall

10'10" x 16'2"

Wood laminate flooring, one radiator, large inbuilt cupboard two and ceiling light fixtures

Living Room

16'4" x 11'11"

Wood laminate flooring, one bay window to the front elevation, one window to the side elevation, one radiator, multi fuel burner and one ceiling light fixture

Office

12'6" x 6'11"

Wood laminate flooring, one radiator, a window to the side facing elevation and one ceiling light fixture

Dining Room

12'6" x 15'1"

Wood laminate flooring, one radiator, patio doors to the rear elevation and rear garden, an electric fire and one ceiling light fixture

Kitchen

16'1" x 10'11"

Eye level and base level storage units, wine fridge, two windows to the rear elevation, one radiator, ceiling spotlights, integrated dishwasher, sink, island in the middle with storage, electric range master with five point hob and two ovens extractor above, tiled floor, solid wood worktops and door to access the integral garage

Laundry Room

7'10" x 9'3"

One window to the rear elevation, one door to the side elevation, one radiator, tiled flooring, ceiling spotlights,

in built storage, sink with plumbing and electrics for washing machine and tumble dryer.

Downstairs Cloakroom

8'0" x 3'4"

Tiled floor, one window to the side elevation, one wash hand sink and toilet

Landing

14'7" x 3'2"

Loft access part boarded with light and ladder, two ceiling light fixtures, carpeted, radiator, one window to the front elevation, large in built storage cupboard and one inbuilt cupboard housing the water tank

Master Bedroom

16'8" x 13'5"

Double bedroom, carpeted, one window to the front elevation, one radiator, and one ceiling light fixture

Dressing Room

5'7" x 9'0"

Carpeted, one ceiling light fixture with in- built wardrobes and drawers

Ensuite

9'2" x 11'11"

Completely redone and modernised with ceiling spotlights, two windows to the side elevation with walk-in shower, his and her sink, toilet, separate bath and waterproof laminate tiled flooring

Bedroom Two

11'4" x 10'11"

Double bedroom, carpeted, one radiator, a window to the rear elevation and one light fixture

Ensuite

5'1" x 7'2"

Ceiling spotlights, one window to the rear elevation, walk-in shower, radiator, wood laminate flooring, toilet, hand wash sink with in built vanity unit

Bedroom Three

13'0" x 11'3"

Double bedroom, carpeted, radiator, one window to the rear elevation and large inbuilt storage cupboard

Bedroom Four

12'6" x 12'6"

Double bedroom, carpeted, large inbuilt wardrobe, radiator, one window to the front front elevation and one ceiling fixture

Family Bathroom

7'1" x 9'0"

Wood laminate flooring, one window to the rear elevation, ceiling spotlights, bath, radiator, hand wash sink with vanity unit and a toilet

Integral Garage

12'10" x 16'11"

Over sized single garage (1.5) with power

Rear Garden

The rear garden is a generous outdoor area featuring a well-maintained lawn bordered by mature trees and fencing for privacy. A decked composite patio area accommodates outdoor seating and a covered hot tub, providing an ideal setting for relaxation and entertaining.

Fixture And Fittings

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.