



4 Fourth Avenue

Scampton, Lincoln, LN1 2UP



Book a Viewing!

£195,000

A three bedroom semi-detached home located within the popular village of Scampton, offering off road parking, a generous garden and the added benefit of solar panels. The property features a practical layout making it suitable for a range of buyers. The accommodation comprises of an Entrance Hallway, Lounge, Kitchen/Diner and a First Floor Landing leading to three Bedrooms and Bathroom. Sold with NO ONWARD CHAIN.





SERVICES

All Main Services. Gas Central Heating.

Solar Panels - The property benefits from 16 solar panels installed in 2018. Operated on a 50/50 feed-in tariff, with approximately 50% of generated energy available for use and 50% exported back to the grid.

EPC RATING – B.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Scampton is a medium sized village to the North of the City of Lincoln. The village itself has a regular bus service in to Lincoln City Centre. There is the popular Dambusters Inn, Church and a local primary school. The nearby village of Ingham offer a wide range of village facilities.



ACCOMMODATION

ENTRANCE HALL

Accessed via a UPVC frosted double glazed entrance door with matching front window, stairs rising to the first floor landing, mosaic-style wooden tiled flooring, understairs storage, radiator and access to both the lounge and kitchen/diner.

LOUNGE

11' 5" x 15' 2" (3.48m x 4.62m) With UPVC double glazed bay window to the front aspect, mosaic-style wooden tiled flooring and radiator.

KITCHEN/DINER

8' 6" x 22' (2.59m x 6.71m) With UPVC double glazed window to the rear aspect, UPVC door providing access to the garden, fitted with a range of wall and base units with work surfaces, breakfast bar, tiled flooring and tiled splashbacks, stainless steel sink with drainer and mixer tap, spaces for washing machine and tumble dryer, gas hob with electric oven and extractor over and radiator.

FIRST FLOOR LANDING

With doors to the three bedrooms and family bathroom and access to part-boarded loft with ladder.

BEDROOM 1

11' 1" x 15' 2" (3.38m x 4.62m) With UPVC double-glazed window, radiator and built-in wardrobe/storage cupboard.

BEDROOM 2

8' 5" x 12' 1" (2.57m x 3.68m) With UPVC double glazed window and built-in airing cupboard.

BEDROOM 3

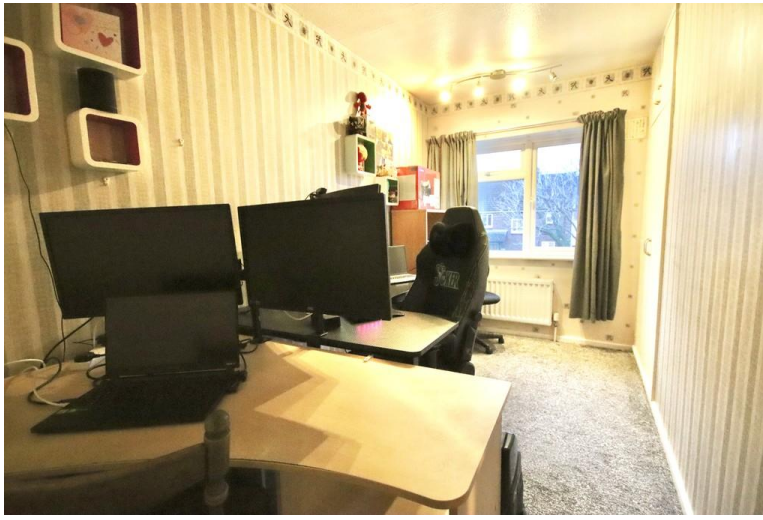
14' 11" x 6' 0" (4.55m x 1.83m) With UPVC double glazed window to the front aspect, radiator and built-in wardrobe/storage cupboard.

BATHROOM

With a three piece suite comprising of bath with mains shower over, sink and WC, built-in cupboard housing the wall mounted boiler with additional storage space, two UPVC frosted double-glazed windows to the rear aspect, tiled flooring, chrome towel radiator and extractor

OUTSIDE

To the rear, a secure fenced garden mainly laid to lawn with patio area, garden shed and side access. To the front off road parking for at least two vehicles, additional lawned area and pathway leading to the front door.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

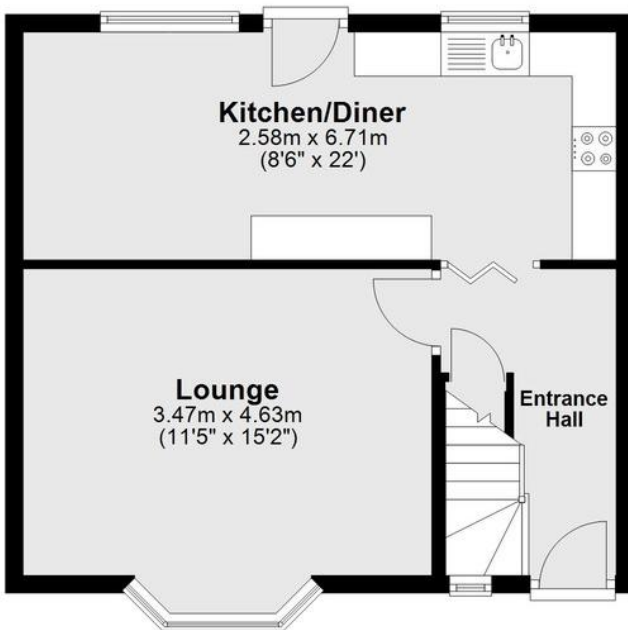
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

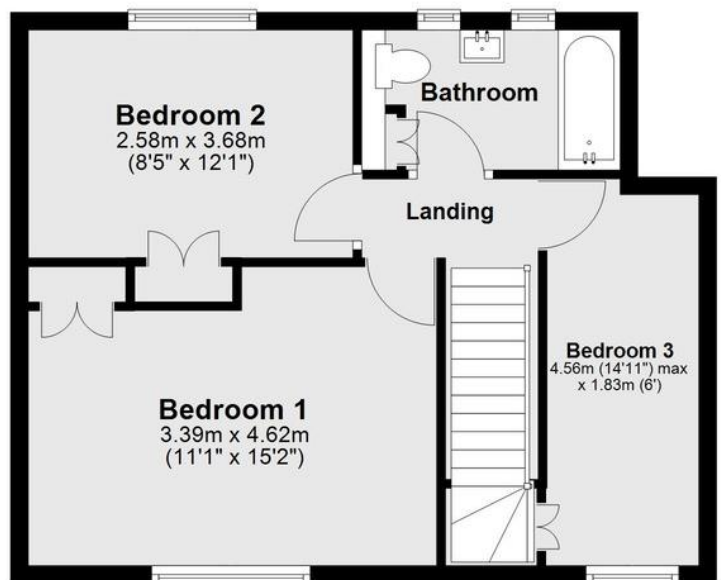
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor



First Floor



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



www.mundys.net