



- Sought After Village Location
- Situated On A Large Corner Plot Position
- Four Bedrooms
- Double Garage

- Lounge, Dining Room & Study
- Spacious Kitchen Diner & uPVC Conservatory
- Parking For Four Cars
- Chain Free

The Alders, Scothern, LN2 2WD  
£350,000





Situated in the sought-after village of Scothern in this cul-de-sac location of The Alders. Starkey&Brown are delighted to offer for sale this spacious four-bedroom detached house occupying a large corner plot position with ample room to extend to the side aspect. Internally, the property has four bedrooms, a bathroom, and an en-suite on the first floor. Whilst downstairs has an entrance hallway, a lounge, a separate dining room, a study, a downstairs WC, a spacious kitchen diner, and a uPVC conservatory. The front garden is mainly laid to lawn, with a tarmac driveway with off-street parking for at least four cars leading to a double garage. To the rear of the garden is predominantly south-facing, and there is a larger than average area which is mainly laid to lawn. To truly appreciate this property, an internal inspection is highly recommended. Council tax band: E. Freehold.



## Front door leading into:

### Hallway

Stairs rising to the first floor and an understairs storage cupboard.

### Lounge

15' 6" x 11' 10" (4.72m x 3.60m)

A uPVC window to the front aspect, a feature fireplace with a gas fire, and a radiator.

### Dining Room

10' 0" x 9' 3" (3.05m x 2.82m)

A radiator and French doors leading into a conservatory.

### Conservatory

10' 7" x 10' 8" (3.22m x 3.25m)

Brick-built base, tiled flooring, uPVC windows, and French doors leading to the rear garden.

### Study/Bedroom

8' 4" x 8' 0" (2.54m x 2.44m)

A uPVC window to the front aspect and a radiator. Door to:

### Downstairs WC

A wash hand basin and a low-level flush WC.

### Kitchen Diner

16' 8" x 9' 3" (5.08m x 2.82m)

A range of fitted wall and base units with ample worktop surfaces, built-in appliances include oven, eye-level grill, 4-ring ceramic hob, and a dishwasher, plumbing for a washing machine, and space for a dryer, a stainless steel sink with a single drainer unit, a wall-mounted central heating boiler a single radiator, a uPVC window and uPVC door to the garden.

### First Floor Landing

A uPVC window to the front aspect.

### Bedroom 1

12' 0" x 10' 8" (3.65m x 3.25m)

Three uPVC windows to the front aspect, fitted wardrobes with sliding doors, and a radiator. Door to:

### En-Suite

7' 3" x 3' 9" (2.21m x 1.14m)

Three-piece suite comprising a shower cubicle, a wash hand basin, a low-level flush WC,

### Bedroom 2

11' 2" x 10' 5" (3.40m x 3.17m)

A uPVC window, a single radiator and built-in wardrobe with sliding doors.

### Bedroom 3

10' 2" x 8' 0" (3.10m x 2.44m)

A uPVC window and a single radiator.

### Bedroom 4

10' 8" x 6' 6" min (3.25m x 1.98m)

Having a uPVC window and a single radiator.

### Bathroom

8' 6" x 5' 9" (2.59m x 1.75m)

Three-piece suite comprising panelled bath with mixer taps and shower attachment, wash hand basin, a low-level flush WC, a uPVC window, and a single radiator.

### Outside Front

Mainly laid to lawn with a hedged surround, a tarmac driveway with off-street parking for at least four cars leading up to a double garage.

### Double Garage

16' 10" x 16' 10" (5.13m x 5.13m)

Two up-and-over doors.

### Outside Rear

Predominantly south-facing, mainly laid to lawn with a variety of flowers, plants, and shrubs, and a paved patio area.





**GROUND FLOOR**  
989 sq.ft. (91.6 sq.m.) approx.

**1ST FLOOR**  
592 sq.ft. (55.2 sq.m.) approx.



**TOTAL FLOOR AREA: 1581 sq.ft. (146.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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