## 25 South Scarle Lane, North Scarle, Lincoln, LN6 9ER

**£220,000**

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A well-presented three-bedroom semi-detached house occupying a generous plot on South Scarle Lane, set well back from the road behind a particularly deep frontage which provides privacy and ample off-road parking for several vehicles. The property also benefits from a spacious and enclosed rear garden, providing an excellent outdoor seating and entertaining area, together with plenty of room for children's play.

The accommodation comprises an entrance hallway, refitted ground-floor WC, modern fitted kitchen, useful utility room and separate boiler room. The dual-aspect lounge enjoys windows to the front and rear and features a fireplace housing a wood-burning stove, with ample space for both seating and dining areas if required. On the first floor are three good-sized bedrooms and a refitted family bathroom, incorporating a bath and WC, together with a separate recessed area containing a shower enclosure and wash hand basin with vanity unit. Further benefits include uPVC double-glazed replacement windows and oil-fired central heating, with replacement pipework and radiators installed in recent years.

North Scarle is a popular village with a primary school, Post Office, village pub, children's play areas and sports facilities, while both Newark and Lincoln are within convenient commuting distance.

This semi detached house is constructed with brick under a concrete interlocking tiled roof. There are replacement uPVC double glazed windows and oil fired central heating which has had new piping and radiators in recent years. The well presented living accommodation is arranged over two levels and can be described in more detail as follows:

## GROUND FLOOR

### ENTRANCE HALL
11'6 x 6'6 (3.51m x 1.98m)
Composite front door with double glazed light, uPVC double glazed window to the front, radiator, staircase to first floor.

### WC
6'6 x 2'7 (1.98m x 0.79m)
Refitted with a modern white suite comprising low suite WC, wash hand basin with a gloss grey modern vanity cupboard under, radiator, uPVC double glazed window to the front.

### LOUNGE
18'3 x 13;5 (5.56m x 3.96m;1.52m)

Tiled fireplace and hearth with timber surround housing a wood burning stove. Two radiators, dual aspect room with uPVC double glazed windows to the front and rear elevations, laminate floor covering.

### KITCHEN
12'1 x 11' (3.68m x 3.35m)

Vinyl flooring, uPVC double glazed window to the rear. Modern fitted Shaker design kitchen units comprise base cupboards and drawers, working surfaces over, inset stainless steel one and a half bowl sink and drainer. Matching eye level wall mounted cupboards, tiling to splashbacks. Integral appliances include a Samsung electric oven and AEG induction hob.

## UTILITY ROOM
7'7 x 5'7 (2.31m x 1.70m)
UPVC double glazed side entrance door, plumbing for washing machine, working surface. Space for fridge freezer.

## BOILER ROOM
10' x 5'2 (3.05m x 1.57m)
A useful drying room housing the Worcester Heatslave oil fired central heating boiler. Working surfaces, radiator.

## FIRST FLOOR

## LANDING
Loft access hatch, uPVC double glazed window to the front.

## BEDROOM ONE
10'9 x 11' (3.28m x 3.35m)

UPVC double glazed window to the rear, radiator. Two modern fitted double wardrobes with sliding doors which were fitted about three years ago.

## BEDROOM TWO
12'1 x 8' (3.68m x 2.44m)

Laminate floor covering, radiator, uPVC double glazed window to the rear.

## BEDROOM THREE
10'7 x 6'10 (3.23m x 2.08m)

UPVC double glazed window to the front, radiator, laminate floor covering.

## BATHROOM
9'7 x 5'3 (2.92m x 1.60m)

UPVC double glazed window to the front. The bathroom was refurbished and had a new suite fitted in 2021. There are stylish gloss finish Porcelinosa floor tiles. A designer wall mounted heated towel radiator finished in grey. White suite with Imex low suite WC with black gloss finished cistern. Panelled bath with tiled splashbacks, LED ceiling lights, recessed area housing a fitted shower cubicle with tiling to the walls, glass screen door, wall mounted rain and hand shower, wall mounted heated towel radiator. Stylish wash hand basin set on a vanity unit with a gloss grey finish and two storage drawers.

## OUTSIDE

The property is well positioned on a generous sized plot set back behind a deep frontage with garden area and ample off road parking for several vehicles including cars and caravan. There is a wooden post and rail fence to the side, wooden vehicular entrance gates, pedestrian hand gate and close boarded wooden fencing along the frontage. Oil storage tank concealed behind a wooden screen. There is a wooden fence and hand gate to the side of the property giving access to the rear. The spacious rear garden is enclosed with close boarded wooden fencing all around allowing a good degree of privacy. The garden is mostly laid to lawn along with a paved patio terrace and concrete yard area.

## SINGLE GARAGE

18' x 9'6 (5.49m x 2.90m)
Sectional concrete garage with up and over door, power and light connected.

## TENURE

The property is freehold.

## SERVICES

Mains water, electricity, and drainage are all connected to the property. There is no mains gas available. The central heating system is oil fired.

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Strictly by appointment with the selling agents.

## MORTGAGE

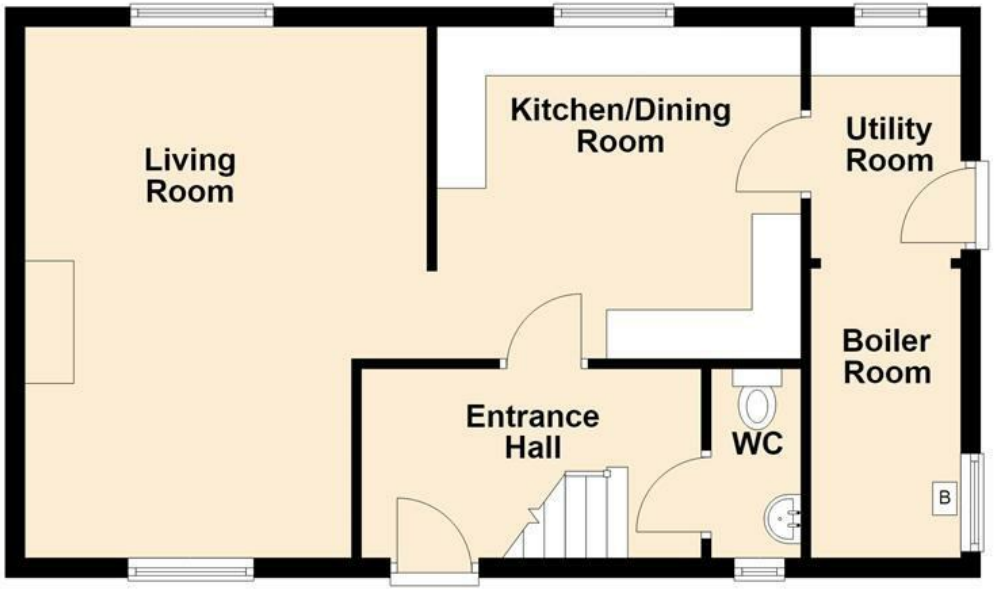
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## COUNCIL TAX

The property comes under North Kesteven District Council Tax Band A.

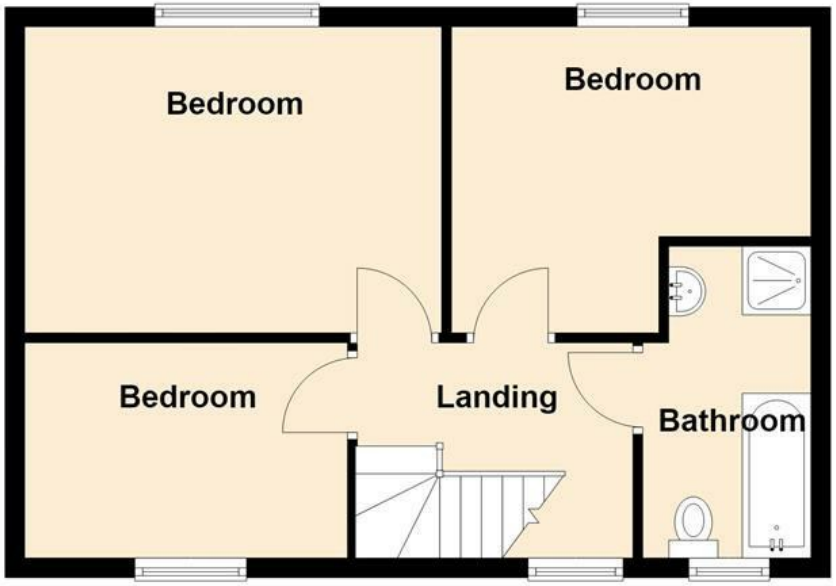
## Ground Floor

Approx. 51.8 sq. metres (557.1 sq. feet)

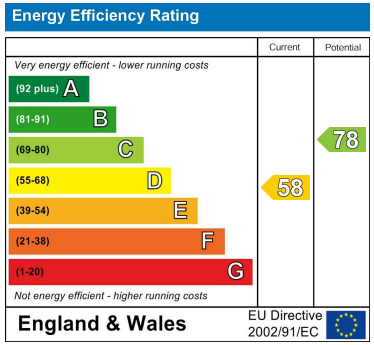



## First Floor

Approx. 43.5 sq. metres (468.0 sq. feet)




Total area: approx. 95.2 sq. metres (1025.2 sq. feet)



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