



Lesbury House
Main Street, South Scarle



Lesbury House, Main Street, South Scarle, Nottinghamshire, NG23 7JH

A spacious detached house which would benefit from a scheme of refurbishment situated in this delightful rural village and sold with no onward chain.

The property comprises of an entrance hall, WC, living room, dining room, kitchen and utility to the ground floor, along with three double bedrooms and a bathroom to the first floor.

Outside to the front is a driveway which leads to an integral double garage. To front garden is laid to lawn and gated side access leads to a pleasant rear garden which is also laid to lawn with patio, decorative shrubs, pond and open views.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, double glazed window to side, stairs rising to first floor, under stairs cupboard, radiator.

WC

Double glazed window to front, WC, wash basin, radiator.

Living Room

Double glazed windows and French doors to rear, fireplace, radiator, door leading to greenhouse.

Dining Room

Double glazed window to front, radiator.

Kitchen

Double glazed window to rear, stainless steel drainer sink, worktops, base and eye level storage units, spaces for cooker and fridge freezer, radiator.

Rear Lobby

Side entrance, space for tumble dryer, shelving.

Utility

Double glazed window to rear, space and plumbing for washing machine, worktop.

First Floor

Landing

Double glazed window to front, loft access, storage cupboard, radiator.

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Two double glazed windows to front, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, bath with shower attachment over, pedestal wash basin, WC, radiator, airing cupboard housing hot water cylinder.

Outside

To the front is a driveway which leads to an integral double garage with electric door. The front garden is laid to lawn with decorative shrubs and borders, whilst gated access to both sides leads to the rear garden. The Rear garden benefits from a patio, lawned garden, decorative shrubs and borders, pond, and outside tap.

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 and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 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
01522 504304
lincolnresidential@brown-co.com

Energy performance certificate (EPC)		
Lesbury House Main Street, South Scote NEWARK NG23 7JH	Energy rating	Valid until: 19 August 2035
	F	Certificate number: 1235-3828-2590-0471-3292

Property type	Detached house
Total floor area	122 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 F	35 F
1-20	G		

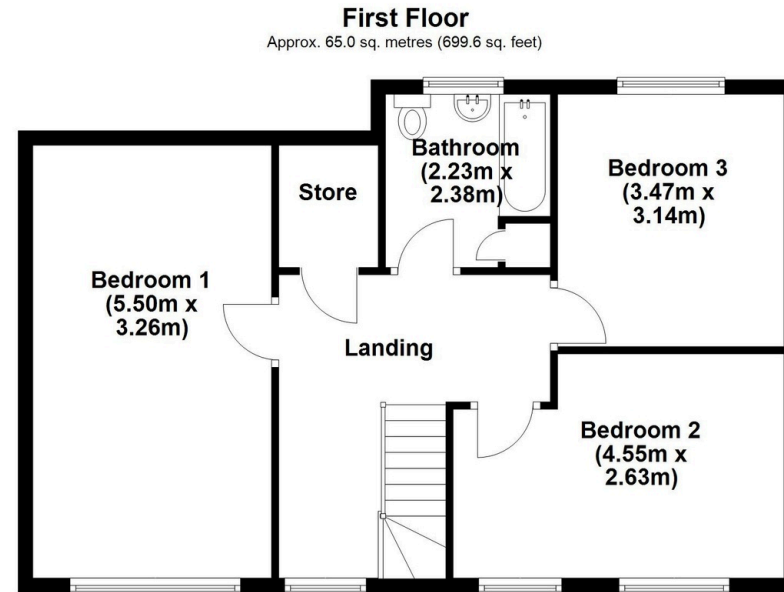
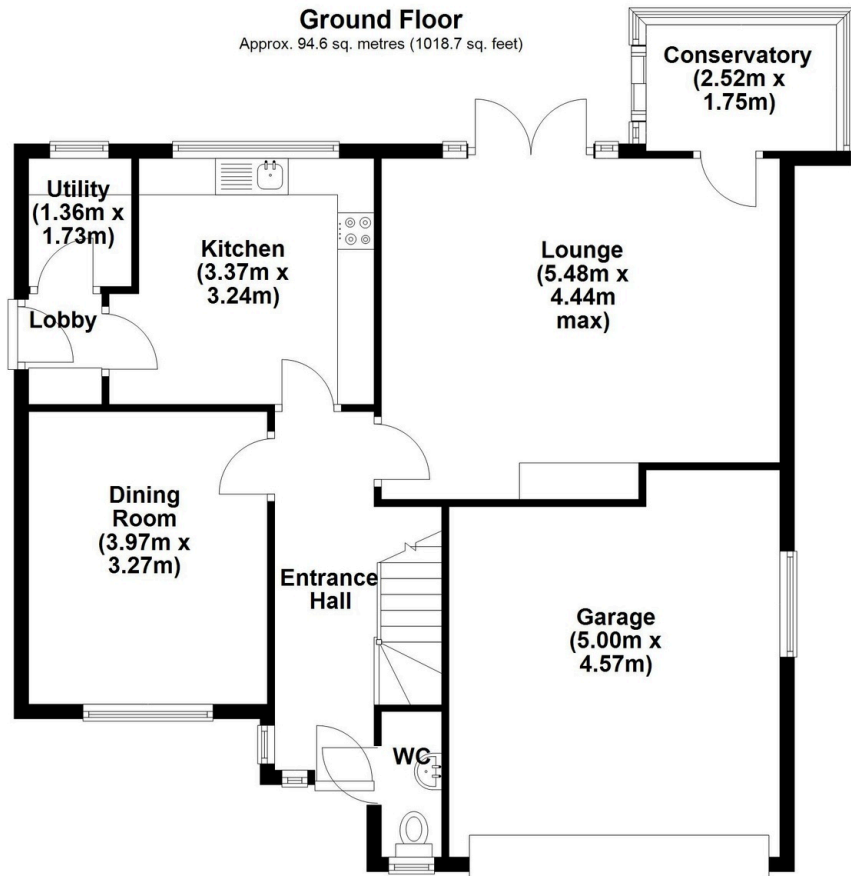
The graph shows this property's current and potential energy rating.

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





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

Brown&Co
5 Oakwood Road | Lincoln | LN6 3LH
T 01522 504 304
E lincolnresidential@brown-co.com

BROWN & CO
Property and Business Consultants