



## The Alders, Scothern



**£335,000**

- Detached Bungalow
- Three Bedrooms
- North Village Location
- Double Garage & Driveway
- Enclosed Gardens & Views
- Lounge Diner, Kitchen & Conservatory
- No Onward Chain
- EPC Rating C



**\*\* NO ONWARD CHAIN \*\*** Spacious **THREE BEDROOM** Detached Bungalow within a quiet cul de sac position located in the sought after northern village of Scothern. The accommodation is well-presented and comprises; Entrance Hall, Lounge Diner, modern Kitchen, Utility room, Family Bathroom, Three Bedrooms with an en suite To the master and conservatory. Externally is a generous driveway to the front providing off road parking with gated side access to the rear enclosed garden and access to the attached Double Garage.

### Entrance Hall

With access to storage cupboards.

### Living Room 14'6" x 12'0" (4.4m x 3.7m)

With a window to the front aspect, opening to the dining room and radiator.

### Dining Room 7'5" x 12'7" (2.3m x 3.8m)

With sliding doors to the conservatory and radiator.

### Conservatory 10'6" x 10'6" (3.2m x 3.2m)

With windows to the rear and side aspects and french doors leading to the rear garden.



### **Kitchen 8'8" x 10'5" (2.6m x 3.2m)**

With a window to the rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor and access to the utility room.

### **Utility 5'5" x 6'1" (1.7m x 1.9m)**

With a window to the rear aspect, door leading to the rear garden. Fitted with a range of base units with worktops over, sink with drainer unit, space and plumbing for washing machine and radiator.

### **Bedroom One 11'4" x 9'4" (3.5m x 2.8m)**

With a window to the front aspect, en-suite and radiator.

### **En-Suite 6'5" x 4'9" (2m x 1.4m)**

With a window to the side aspect, low level wc, wash hand basin, enclosed shower and radiator.

### **Bedroom Two 10'7" x 10'4" (3.2m x 3.1m)**

With a window to the side aspect, fitted wardrobe and radiator.

### **Bedroom Three 9'2" x 9'2" (2.8m x 2.8m)**

With a window to the rear aspect, fitted wardrobe and radiator.



### Bathroom 7'4" x 5'7" (2.2m x 1.7m)

With a window to the front aspect, low level wc, wash hand basin, paneled bath with shower over and radiator.

### Double Garage

With two up and over doors, power and lighting.

### Outside

To the front of the property is a lawned garden and driveway for multiple cars leading to the double attached garage. To the rear of the property is a lawned garden enclosed by mature hedges and patio area with views.

### Agents Note

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**GROUND FLOOR**  
1249 sq.ft. (116.0 sq.m.) approx.



THE ALDERS, SCOTHERN, LN2 2WD

TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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