



## 1 Sussex Gardens

Scampton, LN1 2UL



Book a Viewing!

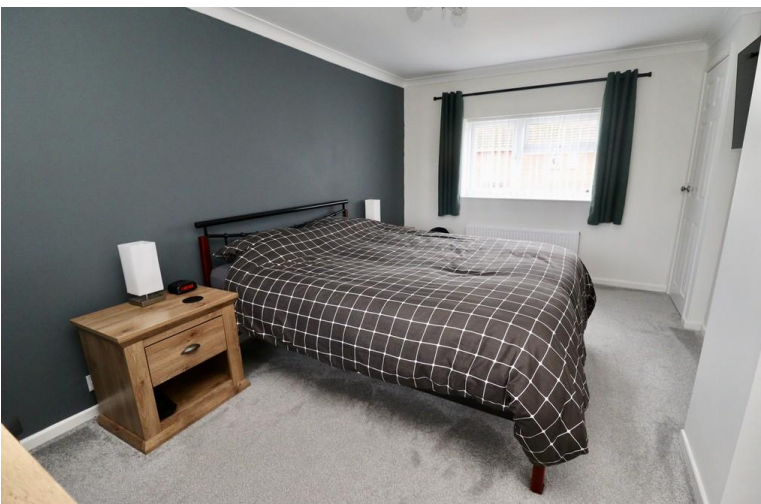
**£175,000**

An immaculate Two Bedroom Semi Detached House positioned on a fantastic corner plot within the former RAF base of Scampton. The internal living accommodation comprises of Entrance Hall, Lounge, modern fitted Kitchen/Diner, First Floor Landing, Two Double Bedrooms and a modern 4 Piece Family Bathroom. The property sits on an enviable corner plot with driveway and single garage, and deceptively large front and rear gardens. Viewing of this home is highly recommended.





## Sussex Gardens, Scampton, Lincoln, LN1 2UL



### SERVICES

All mains services available. Gas central heating.

**EPC RATING – D.**

**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

With staircase to the first floor, double glazed window to front aspect, laminate flooring and radiator.

### LOUNGE

17' 8" x 9' 10" (5.39m x 3.02m) With double glazed window to front aspect, double glazed French doors to the rear aspect, wall hung electric fire and radiator.

### KITCHEN/DINER

15' 1" x 13' 6" (4.61m x 4.14m) Fitted with a modern range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, spaces for American fridge freezer, Range cooker, washing machine and dishwasher, tiled splashbacks, laminate flooring, radiator, cupboard housing the gas fired central heating boiler, double glazed window to the rear aspect and side door to the garden.

### FIRST FLOOR LANDING

With double glazed window to rear aspect.

### BEDROOM 1

15' 2" x 11' 6" (4.63m x 3.52m) With double glazed windows to front and rear aspects, storage cupboard and radiator.

### BEDROOM 2

10' 7" x 9' 4" (3.23m x 2.85m) With double glazed windows to front aspect, storage cupboard and radiator.

### BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and wash hand basin in a vanity unit, tiled walls, radiator and double glazed window to the rear aspect.

### OUTSIDE

The property sits on a generous corner plot. To the front there is a lawned garden with a side driveway providing off street parking and access to the garage. The single detached garage has an up-and-over door to the front, personnel door and window to the side. To the rear of the property there is an enclosed garden laid mainly to lawn with mature shrubs and a side patio seating area.







#### WEBSITE

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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 Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then 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 then 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

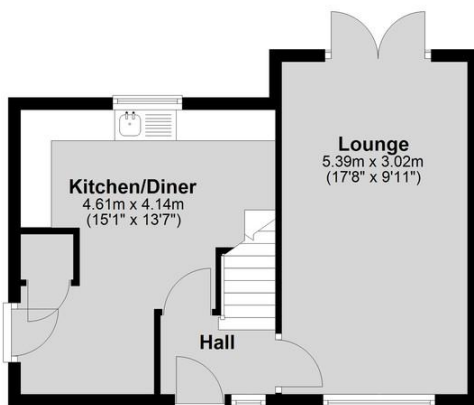
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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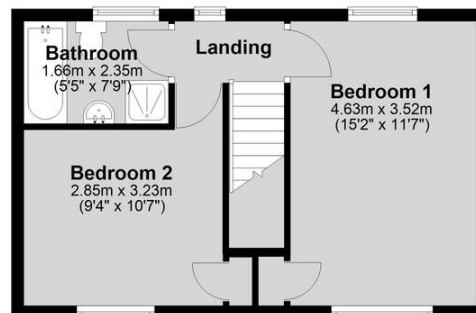
#### Ground Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



#### First Floor

Approx. 33.1 sq. metres (356.8 sq. feet)



Total area: approx. 69.0 sq. metres (742.4 sq. feet)

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 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.



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