



Fourth Avenue, Scampton

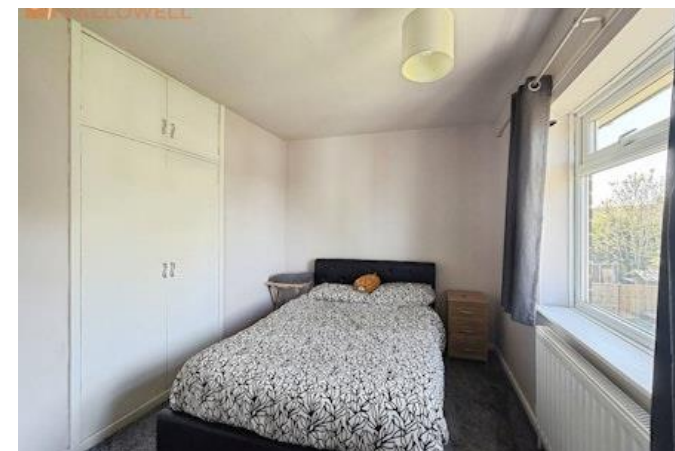


£170,000



Key Features

- Three-bedroom semi-detached House
- Three bedrooms all with built-in storage
- Kitchen/Diner
- Owned Solar panels
- Secure rear garden
- Popular location
- EPC rating B
- Freehold





A well-presented three-bedroom semi-detached property situated in the sought-after village of Scampton, benefiting from a spacious rear garden, and fully owned solar panels. Offering a functional and versatile layout. The accommodation briefly comprises an entrance hallway, comfortable lounge, fitted kitchen/dining area, and to the first floor, three bedrooms and a family bathroom.

Entrance Hall

With stairs to the first floor and understairs cupboard.

Lounge 15'2" x 11'5" (4.6m x 3.5m)

With a bay window to the front aspect and radiator.

Kitchen/Diner 22'0" x 8'6" (6.7m x 2.6m)

With windows to the rear aspect, door leading to the rear garden, fitted with a range of wall and base units with worktops over, space for washing machine and tumble dryer, breakfast bar, sink with drainer unit, electric oven and gas hob with extractor hood and radiator.

Landing

With stairs to the ground floor.

Bedroom One 15'2" x 11'1" (4.6m x 3.4m)

With a window the front aspect, fitted wardrobe and radiator.

Bedroom Two 12'1" x 8'5" (3.7m x 2.6m)

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

Bedroom Three 14'11" x 6'0" (4.5m x 1.8m)

With a window to the front aspect, storage cupboard and radiator.

Bathroom

With windows to the rear aspect, low level wc, wash hand basin, panelled bath with shower over, storage cupboard and radiator.

Outside

To the front of the property is off-road parking for two cars, lawned garden and path leading to the entrance door. To the rear is an enclosed lawned garden with patio and garden shed.

Solar Panels

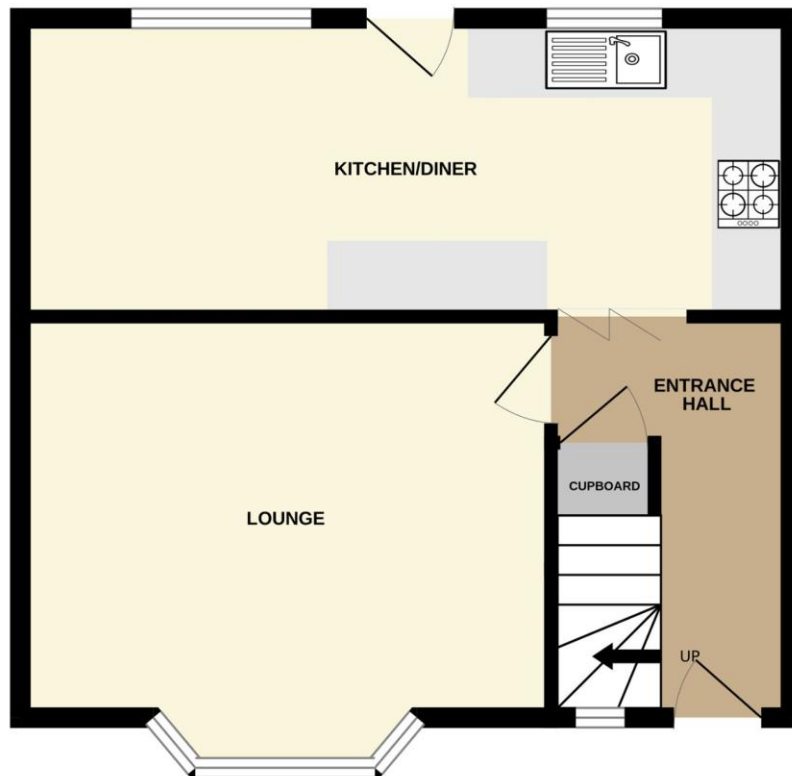
The home is equipped with 16 solar panels, fitted in 2018, operating under a 50/50 feed-in tariff arrangement. Around half of the electricity generated is used by the property, with the remaining energy supplied back to the national grid.

Agents Note

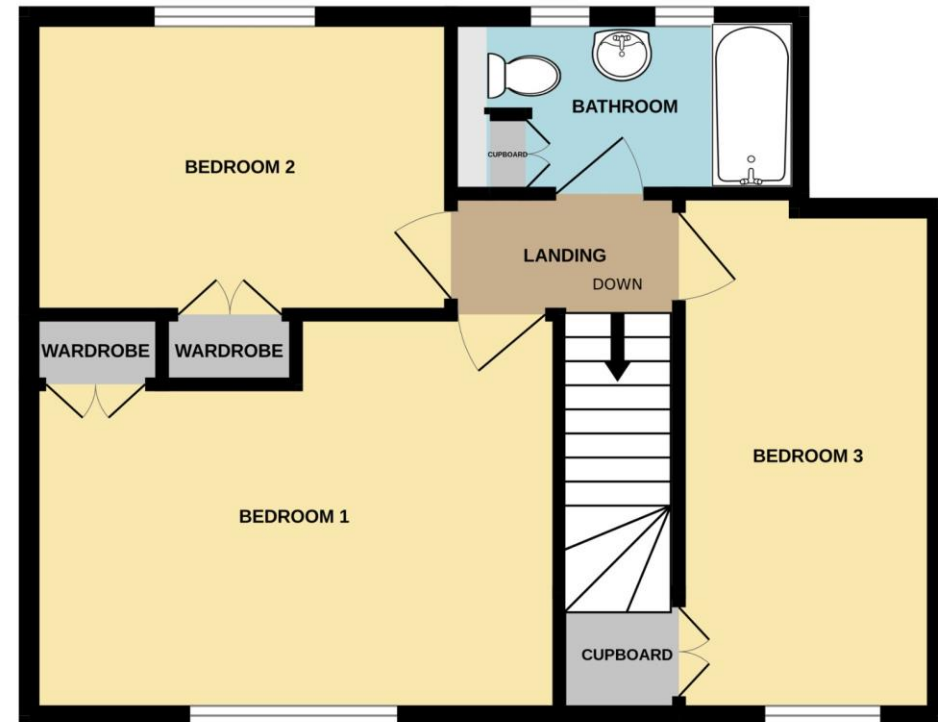
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GROUND FLOOR
448 sq.ft. (41.7 sq.m.) approx.



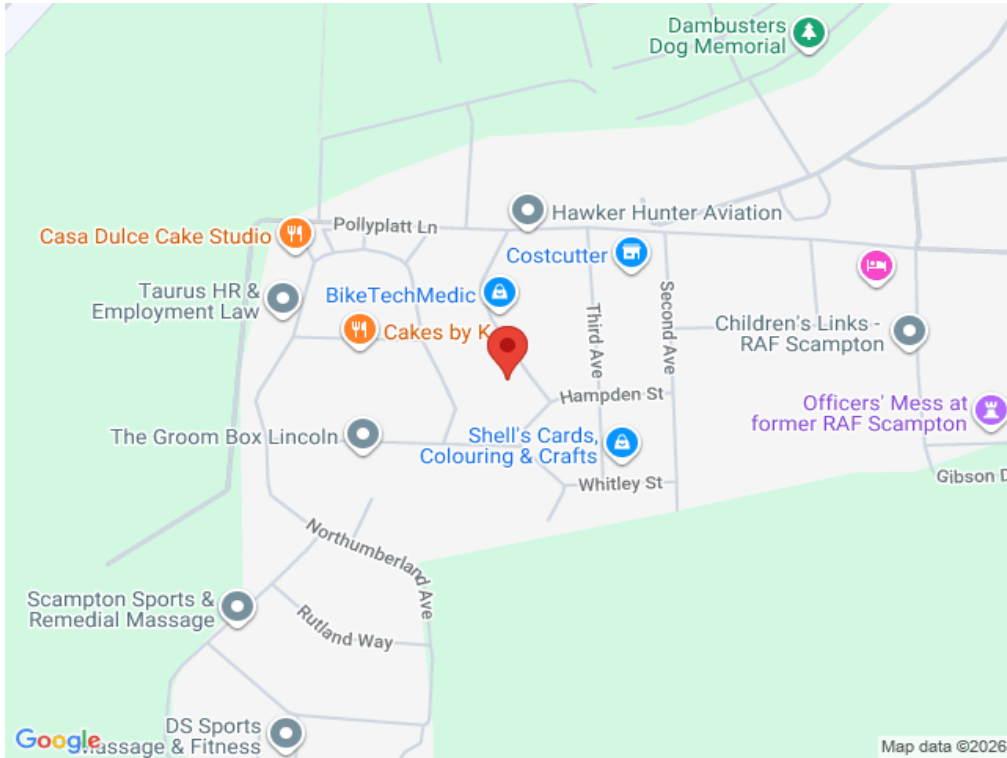
1ST FLOOR
497 sq.ft. (46.1 sq.m.) approx.



FOURTH AVENUE, SCAMPTON, LN1 2UP

TOTAL FLOOR AREA : 945 sq.ft. (87.8 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	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		