

1 Vicarage Lane

Scopwick, Lincoln, LN4 3NT

Book a Viewing!

£2,200 pcm

EXECUTIVE FAMILY HOME, A MUST VIEW!

An impressive Five Bedroom Detached Home, set on a generous corner plot with wraparound gardens and a Double Garage incorporating a Workshop. Formerly the Village Police House, the property has been extensively renovated and extended to provide over 2,880 sq ft of contemporary accommodation arranged over two floors. Situated on a private no through lane on the edge of the highly regarded village of Scopwick, approximately midway between Lincoln and Sleaford. The Ground Floor centres around an impressive 43ft Open Plan Kitchen, Living and Dining Area, with Bi-folding Doors opening onto the gardens. There is also a spacious Sitting Room with a large Bay Window and Log Burner, a well-appointed Utility Room and a modern Shower Room with WC. To the First Floor are Five Double Bedrooms, including a Principal Bedroom Suite with Fitted Wardrobes, Dressing Room and En-suite Shower Room. A further Bedroom also benefits from an En-suite, with a contemporary Family Bathroom.





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LOCATION

Scopwick is a popular village situated approximately midway between Lincoln and Sleaford, offering a rural setting with convenient access to both towns. Local village amenities include a Public House, Village Hall and Church, with further shopping, schooling and leisure facilities available in nearby Metheringham, Sleaford and Lincoln. Metheringham also provides a railway station with connections towards Lincoln and beyond. The village is well positioned for access to the A15 and A17, making it suitable for commuting across the wider Lincolnshire area.

ACCOMMODATION

This impressive Five Bedroom Detached Home occupies a generous corner plot extending to approximately half an acre with wraparound gardens and Two Double Garages. Formerly the village Police House, the property has been comprehensively renovated and extended to provide over 2,880 sq ft of versatile, light filled accommodation, combining contemporary design with energy efficient features. It enjoys a private position on a quiet no through lane on the edge of the highly regarded village of Scopwick, approximately midway between Lincoln and Sleaford. The heart of the home is the outstanding 43ft Open Plan Kitchen, Living and Dining Area, featuring Bi-folding Doors opening directly onto the landscaped gardens. A separate spacious Sitting Room benefits from a large Bay Window and Log Burner, while the ground floor is completed by a well appointed Utility Room and contemporary Shower Room with WC. The First Floor provides Five Double Bedrooms. The Principal Bedroom benefits from Fitted Wardrobes, a Dressing Room and En-Suite Shower Room, while a further Bedroom also has its own En-suite. A large contemporary Family Bathroom serves the remaining bedrooms.









The property incorporates a range of energy-efficient features, including an Air Source Heat Pump, Mechanical Ventilation Heat Recovery (MVHR) System, 21 Solar Panels generating approximately 7kW of power and 17kWh of Battery Storage, discreetly housed within one of the Garages.

OUTSIDE
The property is approached via a large Gravel Driveway providing extensive Off-Road Parking and access to the Double Garage, which incorporates a Workshop. The wraparound gardens offer a combination of lawn, paved Terrace, Gravel and Paddock Areas, complemented by established Evergreen Hedging and mature Trees. The private Rear Garden also enjoys views across an Ornamental Pond.

RENT AND DEPOSIT
The asking Rent for the property is £2,200.00 per calendar month and the Tenancy Deposit is £2,535.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £505.00.

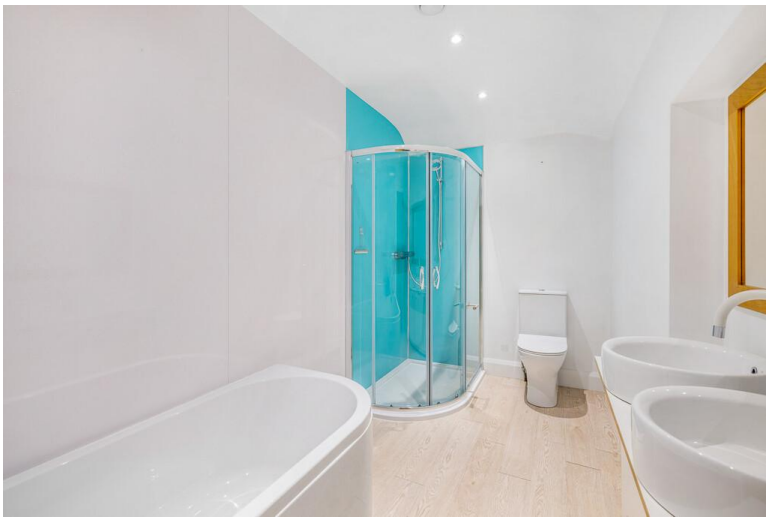
ASSURED PERIODIC TENANCY
The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

ADDITIONAL FEES
There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - https://mundys.net/additional-fees/

VIEWINGS
By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025
New legislation was implemented in May 2026 and affects existing and new tenancies. More information on the changes is available at:
https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act

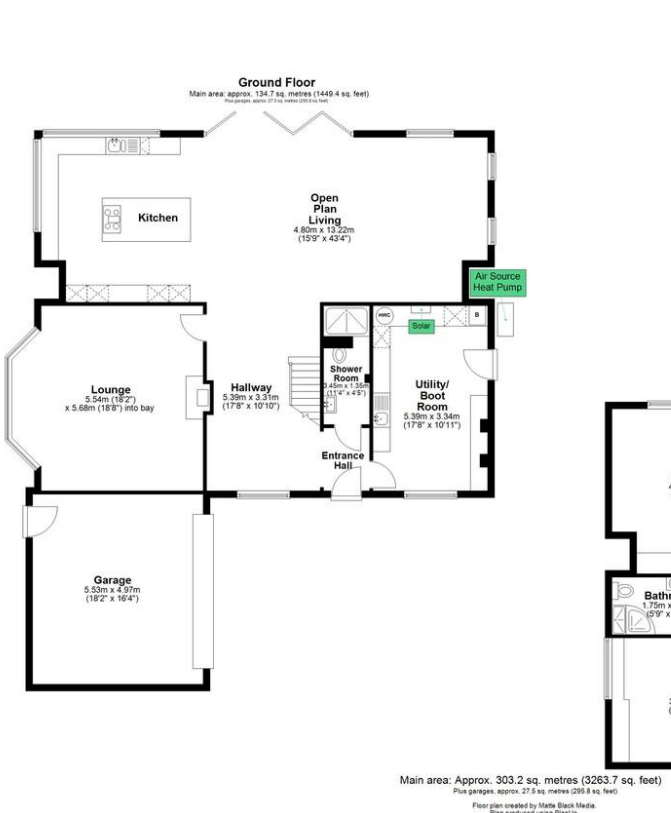
- Impressive Five Bedroom Detached Home extending to over 2,880 sq ft of accommodation.
- Extensively Renovated and Extended in 2020 to a high specification throughout.
- Approximately Half an Acre, occupying a generous corner plot with private wraparound gardens.
- Outstanding 43ft Open Plan Kitchen, Living and Dining Space with bespoke fitted Kitchen, large island.
- Five Generous Double Bedrooms, including Two En-Suites and a Principal Suite with Dressing Room.
- Two Double Garages (one attached and one detached), with extensive gravel driveway.
- Impressive Energy Efficient Specification, including Air Source Heat Pump, 21 Solar Panels, 17kWh Ba
- Desirable Village Location on the edge of Scopwick, conveniently positioned between Lincoln and Sleaford.
- EPC Energy Rating - B
- Council Tax Band - E (North Kesteven District Council)











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.

The Property Ombudsman

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