



**27 Craypool Lane**  
Scothern, LN2 2UT



Book a Viewing!

## Offers in the Region of £198,000

A charming Character Cottage occupying an idyllic position within the highly sought after village of Scothern. This beautifully presented home offers well appointed accommodation comprising a welcoming kitchen/diner, cosy lounge, hall, bathroom and three generous first floor bedrooms, including a principal bedroom with en-suite shower room. Outside, the property enjoys a delightful enclosed garden providing a private and peaceful outdoor space, together with a gravelled driveway offering off-street parking for multiple vehicles. Combining character, charm and a wonderful village setting, this attractive home must be viewed to fully appreciate both the accommodation and the enviable position it occupies. NO CHAIN.





#### LOCATION

Located within the popular village of Scothern, which lies to the north of the historic Cathedral and University City of Lincoln. The village itself offers a public house, garden centre, village hall with sports fields, Grange Park Community Area, Methodist Church, Parish Church and a School. There are further facilities available in nearby villages of Nettleham and Welton.

#### ACCOMMODATION

##### KITCHEN/DINER

15' 8" x 15' 7" (4.80m x 4.77m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven with gas hob and extractor fan, spaces for washing machine and tumble dryer, tiled flooring and splashbacks, cupboard housing the gas fired wall mounted central heating boiler, two radiators, under stairs storage cupboard and double glazed windows to the front and side aspect.

##### BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin and close coupled WC, tiled flooring and splashbacks, shaver point, radiator and double glazed window to the side aspect.



#### LOUNGE

12' 5" x 11' 11" (3.81m x 3.64m) With double glazed French doors leading onto the rear garden, double glazed window to the side aspect, laminate flooring and radiator.

#### HALL

With staircase to the first floor, door to the rear garden, tiled flooring and radiator.

#### FIRST FLOOR LANDING

#### BEDROOM 1

12' 8" x 12' 0" (3.88m x 3.67m) With double glazed window to the rear aspect, over stairs storage cupboard and radiator.

#### EN-SUITE SHOWER ROOM

Fitted a three piece suite comprising of shower cubicle, wash hand basin and close cupboard WC, tiled splashbacks and radiator.

#### BEDROOM 2

9' 5" x 9' 1" (2.88m x 2.77m) With double glazed window to the front aspect and radiator.

#### BEDROOM 3

6' 6" x 6' 3" (1.99m x 1.93 m) With double glazed window to the front aspect and radiator.

#### OUTSIDE

The property benefits from a generous, enclosed garden laid mainly to lawn with garden shed. To the rear there is a gravelled driveway providing off-street parking for multiple vehicles (accessed via The Green).

#### KEY FACTS FOR BUYERS

##### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – B.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**BROADBAND** - Check the broadband available for this property - [Broadband Checker](#)

**MOBILE COVERAGE** - Check the mobile coverage at the property here – [Mobile Checker](#)





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#### GETTING A MORTGAGE

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#### 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

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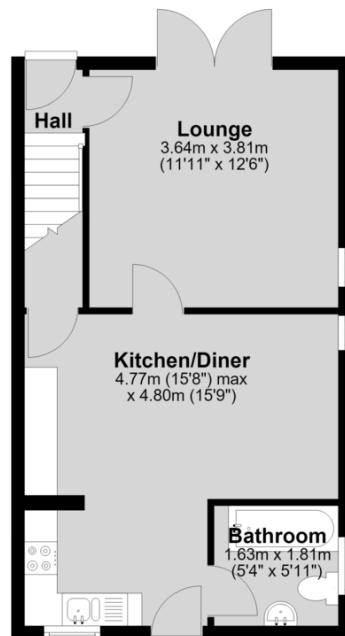
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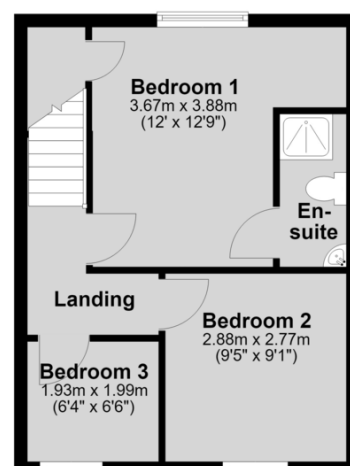
#### Ground Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



#### First Floor

Approx. 32.6 sq. metres (350.8 sq. feet)



Total area: approx. 72.9 sq. metres (784.6 sq. feet)

**29 – 30 Silver Street**  
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**LN2 1AS**  
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**22 King Street**  
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**NG25 0EN**  
**01636 813971**

**46 Middle Gate**  
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**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 and 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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