



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



Book a Viewing!

**£225,000**

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 1.93m) 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**

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**

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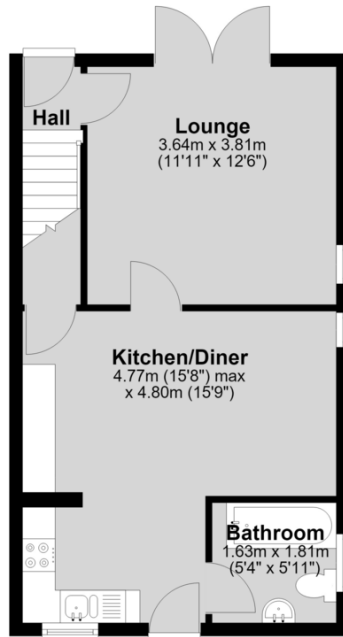
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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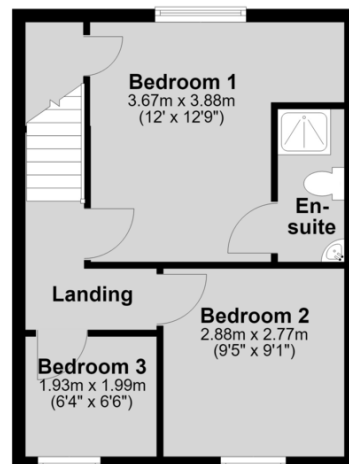
**Ground Floor**

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  
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

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