



High Street, North Scarle



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£475,000

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## Key Features

- Extended Detached Bungalow
- Approx. 1 Acre Plot
- Three Bedrooms, Ensuite Bathroom
- 21ft Dual Aspect Lounge with Woodburner
- Open Plan Living Dining Kitchen
- Double Garage & 28ft Workshop with WC





**Extended Detached THREE BEDROOM Bungalow** situated in the popular village of North Scarle and boasting approximately 1 Acre Plot. The property is accessed via a private driveway and offers off street parking for up to ten cars. The accommodation on offer comprises Entrance Hall, Kitchen Diner, 21ft Living Room, Office, Utility, Three Bedrooms with En-Suite Bathroom to main and Wet Room. Externally the property offers a Detached Double Garage, Detached Garage Workshop and large lawned garden with decking area.

#### Entrance Hall

Door to side aspect access via steps. Radiator.

#### Open Plan Living Dining Kitchen

Windows to side aspect. Fitted with a range of wall and base units with work surface over, drainer sink unit, part tiled walls and tiled flooring. Space for range cooker with extractor hood over. Radiator. Wooden parquet flooring.

#### Utility Room

11'0" x 5'3" (3.4m x 1.6m)

Door to rear aspect and window to side aspect. Fitted with wall and base units and work surface and drainer sink unit over. Space and plumbing for washing machine and tumble dryer.

#### Office

11'0" x 10'8" (3.4m x 3.3m)

Dual aspect windows and radiator.



#### Bedroom One

12'0" x 8'10" (3.7m x 2.7m)

Window to side aspect, radiator and built in wardrobes.

#### Ensuite Bathroom

Window to side aspect. Fitted with a low level wc, wash hand basin and shower cubicle. Radiator and extractor fan.

#### Bedroom Two

11'3" x 7'1" (3.4m x 2.2m)

Two windows to side aspect and radiator.

#### Bedroom Three

11'10" x 6'5" (3.6m x 2m)

Window to side aspect, radiator and built in wardrobes.

#### Shower Room

7'1" x 5'1" (2.2m x 1.5m)

Window to side aspect. Fitted with a low level, wc, wash hand basin with vanity unit and shower appliance. Radiator, extractor fan.

#### Outside

The grounds extend to approximately 1 acre of natural gardens with a variety of trees, shrubs and plants. There are various seating areas and extensive off road parking.

#### Detached Double Garage

18'3" x 17'9" (5.6m x 5.4m)

Twin up and over doors, power and lighting, personal door to side aspect.



**Workshop**  
28'0" x 28'0" (8.5m x 8.5m)  
Power and lighting and wc.

**Agents Note**

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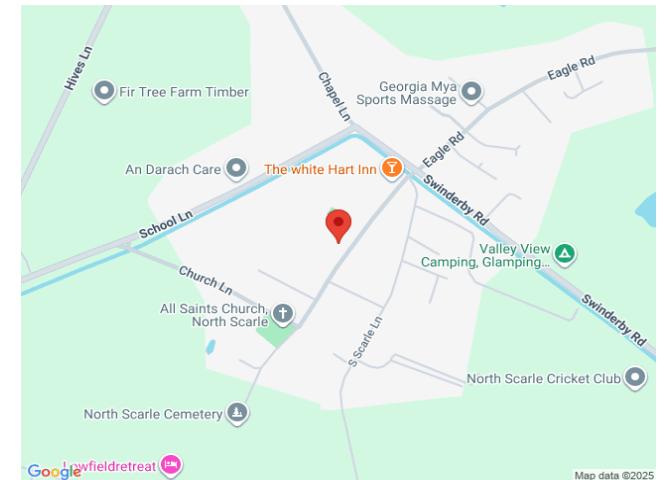


## Floorplan



THE SPINNEY, 38 HIGH STREET, NORTH SCARLE, LN6 9EP

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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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