



**Trenchard Square, Scampton, Lincoln, LN1 2TA**



**welcome to**

**Trenchard Square, Scampton, Lincoln**

A fantastic opportunity to acquire this spacious and historic detached home situated on the outskirts of Lincoln. This property benefits from a generous plot, providing the prospective buyer with scope for modernisation and personalisation.



**Entrance Porch**

With double glazed door to the front and glazed internal door opening to:-

**Entrance Hall**

With stairs rising to first floor, radiator and door to:-

**Downstairs Wc**

With double glazed window to the side, wc, wash hand basin and wall mounted electric heater.

**Lounge**

With three double glazed bay windows to the front, double glazed window to the rear, two radiators and feature electric fireplace.

**Dining Room**

With two double glazed windows to the front, two radiators and picture rail.

**Kitchen**

With two double glazed windows to the side, a fitted kitchen in range of wall and base units with work surfaces, stainless steel sink and drainer, space for cooker, radiator and wall mounted extractor fan.

**Utility Room**

With double glazed windows to the side and rear, wall mounted gas central heating boiler, a range of wall and base units with work surfaces, space and plumbing for washing machine, space for dryer and radiator.

**Rear Lobby / Boot Room**

With two double glazed windows to the rear, double glazed door to the side, radiator and door to:-

**Rear Wc**

With double glazed window to the rear, wc and wash hand basin.

**First Floor Landing**

With double glazed window to the side and rear, loft access point and two built in cupboards.

**Bedroom One**

With three double glazed bay windows to the front, double glazed window to the rear, built in wardrobe, wash hand basin and two radiators.

**Bedroom Two**

With two double glazed windows to the front, built in wardrobe, picture rail and two radiators.

**Bedroom Three**

With double glazed window to the side, built in wardrobe, wash hand basin and picture rail.

**Bedroom Four**

With double glazed windows to the rear and side, built in wardrobe, wash hand basin and picture rail.

**Bathroom**

With obscured double glazed window to the front, bath with wall mounted shower and fitted screen, wash hand basin, tiling to the walls and chrome heated towel rail.

**Walk-In Airing Cupboard**

With double glazed window to the side, linen racking and plinth housing large hot water cylinder.

**Separate Wc**

With double glazed window to the rear, wash hand basin, tiling to the walls, wc and electric radiator.

**Single Garage / Outbuilding**

With personnel door and up and over garage door with covered storage area.

**Outside**

Property benefits from a generous plot, overlooking communal green space to the front with a pathway leading to the front door and driveway parking to the side as well as access to the single garage/outbuilding. Gated side access leads to a spacious enclosed rear garden which is mainly laid to lawn with mature trees and shrubs.



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welcome to

## Trenchard Square, Scampton, Lincoln

- CHARACTERFUL & SPACIOUS DETACHED HOME
- FOUR GENEROUS BEDROOMS
- FAMILY BATHROOM & TWO DOWNSTAIRS WC'S
- GENEROUS PLOT
- DRIVEWAY PARKING

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: D

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR123883 - 0003

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