



- Extended Bay Fronted Family Home
- Open Plan Kitchen, Dining & Living Space
- Driveway For Multiple Vehicles
- Cul De Sac Position
- Three Bedrooms
- Large Rear Garden
- Immaculate Condition
- Sought After Location

Scarle Close, Lincoln, LN6 8DB
£325,000



Starkey&Brown is delighted to offer for sale this exceptional three-bedroom extended family home positioned on Scarle Close. The property is bay-fronted to the lounge and the master bedroom and has been maintained to an immaculate standard throughout. Offering stylish and contemporary living ideal for families. Accommodation briefly comprises an entrance porch, leading to a welcoming entrance hall, access to the bay-fronted living room, and the impressive open plan kitchen, dining and living space. This room forms the high-quality extension completed in 2020 and comprises fitted appliances, making it a superb area for entertaining and day-to-day living. The ground floor also benefits from a modern shower room, adding excellent practicality. Rising to the first floor, there are three well-proportioned bedrooms, with the master bedroom enjoying a bay-fronted aspect, along with a modern family bathroom. Externally, the property offers a generous plot with ample off-street parking for multiple vehicles and a detached garage with power and lighting. The rear garden offers excellent outdoor space for entertaining. Scarle Close is located near to nearby amenities, these include shops, local green spaces, schools, and a regular bus service to and from Lincoln city centre. Council tax band: B. Freehold.



uPVC composite door leading into:

Porch

Having a uPVC double-glazed window to the front aspect, tiled flooring, and a further uPVC door leading to:

Entrance Hall

Carpeted staircase to the first floor, laminate flooring, an understairs storage cupboard, a radiator, and a frosted uPVC window looking out to the side. Further access into the living room, kitchen/dining room.

Living Room

15' 0" x 14' 5" (4.57m x 4.39m)

Having a bay-fronted window to the front aspect, laminate flooring, fitted shelving, coving, a radiator, and a storage cupboard.

Open Plan Kitchen, Dining & Living Space

22' 8" x 19' 7" (6.90m x 5.96m)

Completed in 2020. Having a range of base and wall units with worktops, a deep sink with a mixer tap, integrated appliances such as a dishwasher, an integrated washing machine, a fridge freezer, 2 double-ovens, an island with additional storage, a 5-ring induction hob, and ceiling mounted extractor fan, LED lighting, boiler - serviced, laminate flooring, 2 wall-mounted lights, and a radiator. Laminate flooring, 4 Velux windows with bi-fold doors and electric blinds (to remain), a radiator, a storage cupboard, a breakfast bar, an electric fireplace, and a TV media wall.

Shower Room

Laminate flooring, a uPVC frosted window to the side, a low-level WC, a wash hand basin with under storage, a walk-in shower cubicle, partially tiled walls, and a radiator.

First Floor Landing

Carpeted, a uPVC double-glazed window to the side, loft access - boarded, ladder and light. Access to bedrooms and the family bathroom.

Bedroom 1

15' 0" x 12' 3" (4.57m x 3.73m)

Having a uPVC bay window to the front aspect, carpeted, fitted wardrobes, a radiator and coving.

Bedroom 2

12' 3" x 10' 8" (3.73m x 3.25m)

Having a uPVC double-glazed window to the front aspect, coving, carpeted, and a radiator.

Bedroom 3

9' 2" x 8' 0" (2.79m x 2.44m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and overstairs wardrobe.

Family Bathroom

Three-piece suite comprising a low-level WC, wash hand basin with under storage, panelled bath with overhead shower, wall-mounted mirror with storage, a vertical radiator, and 2 double-glazed windows to the rear, fully tiled walls and tiled flooring.

Outside Front

Ample parking for multiple vehicles, block paved with a partial lawn area, and a brick wall. Gated access leading to the side of the property - with additional parking. Access to:

Garage

Having up and over door, power, and light. Side access to the garden.

Outside Rear

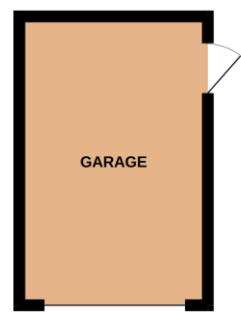
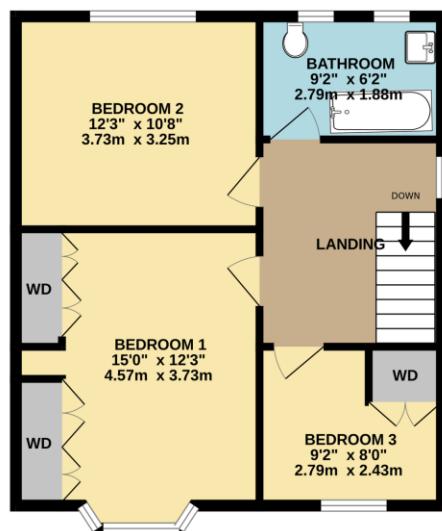
Generous rear garden with patio - completed in 2025. Lawn area and flowerbeds.





GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.

1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1483 sq.ft. (137.8 sq.m.) approx.

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

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