

27 Craypool Lane

Scothern, LN2 2UT

Book a Viewing!

Offers in the Region of £198,000

A charming Semi-Detached 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 southwest facing 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.





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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 good village 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 (Boiler still under guarantee).

EPC RATING – D.

COUNCIL TAX BAND – B.

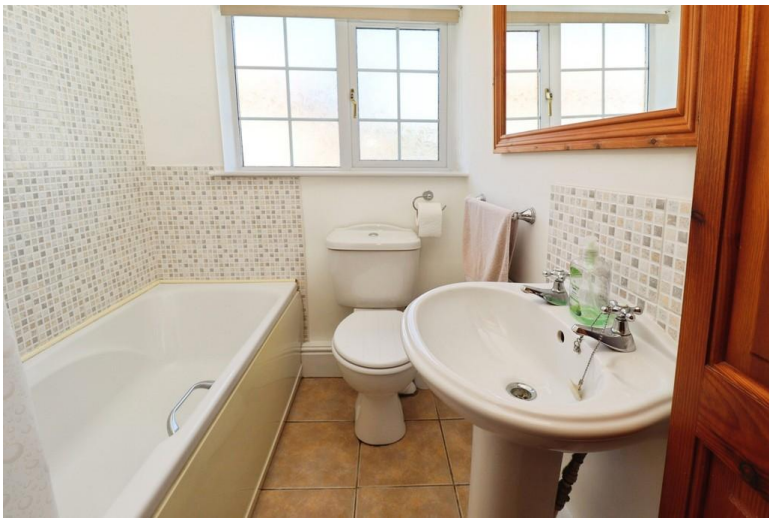
LOCAL AUTHORITY - West Lindsey District Council.

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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Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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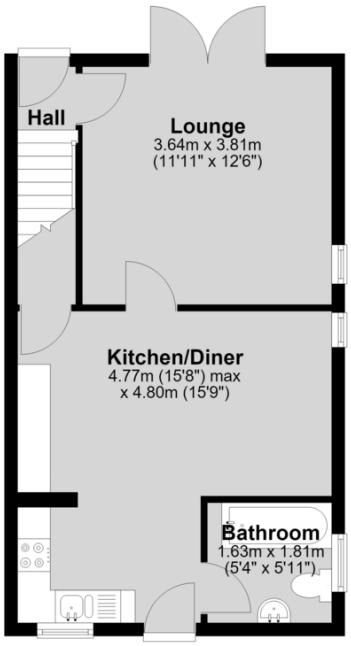
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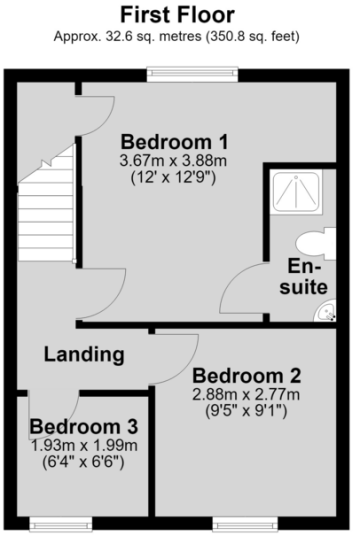
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Total area: approx. 72.9 sq. metres (784.6 sq. feet)

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

The Property Ombudsman