



**1 Wells Close,
North Scarle, LN6 9WD**



Book a Viewing!

£550,000

An excellent 4/5 Bedroom Detached Chalet Home situated within the pleasant rural village of North Scarle. The deceptively spacious and versatile living accommodation briefly comprises of Main Reception Hall, spacious Living Room with wood burner, Ground Floor Bedroom/Dining Room, 23' fitted Kitchen with integrated appliances and Dining Area, large Utility Room and downstairs WC. The First Floor Landing leads to four further Bedrooms with En-suite to the Principal Bedroom and Family Bathroom. The property is situated in a pleasant position and on a large plot, with lawned gardens and a patio/seating area. There is a driveway providing off-road parking and access to the double garage. The property further benefits from Air Source heating, with under floor heating to the ground floor. Viewing is highly recommended to appreciate the spacious and versatile living accommodation.





LOCATION

North Scarle is a small rural village situated 8.5 miles South-West of Lincoln and 8.5 miles North of Newark. The village is small and relatively unspoiled comprising mostly residential housing and a small number of business premises. The village also has a public house (The White Hart), Post Office, Parish Church, Village Hall, Methodist Hall, Sports Field (comprising tennis courts, bowling green, children's play area, cricket and football pitches), Primary School and Heritage Room.

ACCOMMODATION

RECEPTION HALL

23' 2" x 7' 8" (7.06m x 2.34m) With double glazed main entrance door, alarm control, stairs to the first floor and built-in cupboard.

LOUNGE

24' 8" x 15' 5" (7.52m x 4.7m) With double glazed window to the rear elevation, double glazed patio doors, inset spotlights, feature fireplace and Contura wood burner.

GROUND FLOOR BEDROOM/DINING/RECEPTION

15' 5" x 14' 2" (4.7m x 4.32m) With double glazed window to the front elevation and inset spotlights.



KITCHEN/DINER

23' 2" x 13' 4" (7.06m x 4.06m) With a range of quality fitted kitchen wall and base units, Minerva Quartz style worksurfaces, integrated appliances incorporating AEG double oven and induction hob with extractor fan, integral dishwasher, fridge and freezer, inset spotlights, integrated drawers, Caple sink and drainer, tiled floor, double glazed patio doors and double glazed window to the front elevation.

UTILITY ROOM

21' 0" x 5' 8" (6.4m x 1.73m) With fitted base units and fitted tall cupboard, plumbing for washing machine and tumble dryer, Caple sink, inset spotlights, double glazed window to the front elevation, tiled floor and double glazed side entrance door.

CLOAKROOM/WC

With WC, wash hand basin and vanity cupboard below, double glazed window to the rear elevation, tiled floor and inset spotlights.

FIRST FLOOR LANDING

With feature Velux window, access to roof void, radiator and airing cupboard with hot water cylinder.

BEDROOM ONE

18' 3" x 11' 5" (5.56m x 3.48m) With double glazed windows to the front and rear elevations, with pleasant open views to the rear and two radiators.

EN-SUITE

The suite to comprise of fitted shower cubicle, WC, wash hand basin with cupboard below, tiled floor, towel radiator, Velux window, radiator and inset spotlights.



BEDROOM TWO

15' 7" x 13' 9" (4.75m x 4.19m) With double glazed window to the front elevation and radiator.

BEDROOM THREE

21' 9" x 7' 7" (6.63m x 2.31m) With double glazed windows to the rear and side elevations and radiator.

BEDROOM FOUR

10' 9" x 7' 10" (3.28m x 2.39m) With double glazed window to the front elevation and radiator.



FAMILY BATHROOM

With suite to comprise of bath and shower attachment, WC and wash hand basin with cupboard below, towel radiator, part tiled surround, shaver point, inset spotlights and Velux window.



OUTSIDE

The property is situated in a lovely position on a large plot with landscaped gardens to both the front and rear with shaped lawned areas, gravelled edging and paved walkways. There is a block paved driveway providing off-road parking and access to the double garage. There is a side access leading to the spacious south east facing rear garden with an open aspect, extensive lawned area and a wide variety of shrubs and flower beds. There is a further patio and decked seating area, there is an additional garden area to the side of the property with raised flower beds and shed.



DOUBLE GARAGE

18' 6" x 18' 5" (5.64m x 5.61m) The double has two electric up-an-over doors and side entrance door.

KEY FACTS FOR BUYERS

SERVICES

Mains electric, water and drainage services available. Air Source central heating. Windows manufactured by Benlow Windows and Argon filled.

EPC RATING – B.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

NOTE - There is an annual management fee at the moment circa £325 per property to cover electricity for the street lights, any necessary insurances and maintenance.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.



WEBSITE

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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<https://www.mundys.net/referral-fee/>

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.

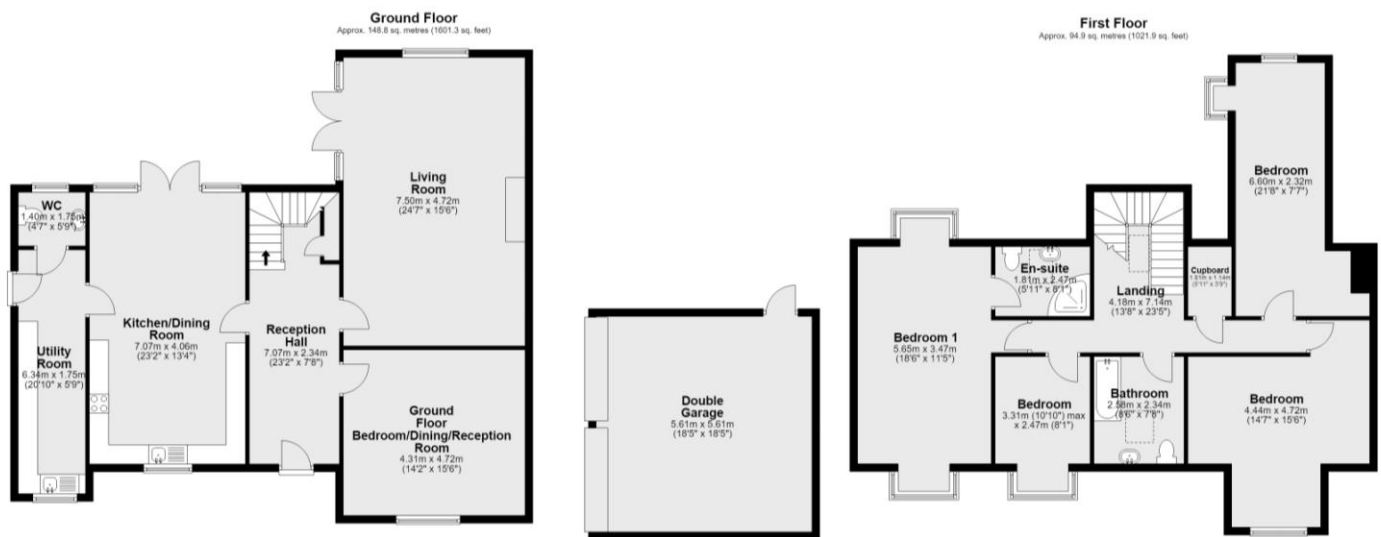
GENERAL

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Total area: approx. 243.7 sq. metres (2623.2 sq. feet)

For Guidance Purposes Only

Plan produced using Planip

Wells Close, North Scarle

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