South Scarle Lane, North Scarle, Lincoln

Asking Price £155,000

MARTIN&CO

South Scarle Lane, North Scarle, Lincoln

Bungalow - Detached
2 Bedrooms, 1 Bathroom

Asking Price £155,000

- No Onward Chain
- Village Location
- Sunroom
- Driveway Parking
- Detached Garage
- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - C

Situated in the sought-after village of North Scarle, this spacious two bedroom bungalow with an additional versatile room offers an excellent opportunity for buyers looking to create their ideal home. Requiring modernisation throughout, the property provides generous accommodation, a good-sized plot and excellent potential to improve and add value.

The accommodation briefly comprises a spacious living room, kitchen, two bedrooms, family bathroom and a versatile additional room, which could lend itself to use as a dining room, home office, study or occasional bedroom, depending on the purchaser's requirements.

Externally, the property benefits from gardens to the front and rear, off-road parking and a separate garage, providing useful outdoor and storage space.

Located within the popular rural village of North Scarle, the property offers a peaceful lifestyle whilst remaining conveniently positioned for access to nearby towns, amenities and transport links.

This is an excellent opportunity for buyers seeking a bungalow with scope for modernisation and the potential to create a home tailored to their own requirements. Ideal for those looking for a renovation project, investment opportunity or simply the chance to put their own stamp on a property in a desirable village location.

Situated in the sought-after village of North Scarle, this spacious two bedroom bungalow with an additional versatile room offers an excellent opportunity for buyers looking to create their ideal home. Requiring modernisation throughout, the property provides generous accommodation, a good-sized plot and excellent potential to improve and add value.

The accommodation briefly comprises a spacious living room, kitchen, two bedrooms, family bathroom and a versatile additional room, which could lend itself to use as a dining room, home office, study or occasional bedroom, depending on the purchaser's requirements.

Externally, the property benefits from gardens to the front and rear, off-road parking and a separate garage, providing useful outdoor and storage space.

Located within the popular rural village of North Scarle, the property offers a peaceful lifestyle whilst remaining conveniently positioned for access to nearby towns, amenities and transport links.

This is an excellent opportunity for buyers seeking a bungalow with scope for modernisation and the potential to create a home tailored to their own requirements. Ideal for those looking for a renovation project, investment opportunity or simply the chance to put their own stamp on a property in a desirable village location.

EPC Rating - D
Council Tax Band - C
Tenure - Freehold

Entrance Hall
19'2" x 3'8"
UPVC front door, carpet flooring, radiator, Honeywell heating thermostat, pendant light fitting.

Living Room
17'9" x 12'0"
Carpet flooring, two wall lights, chandelier style ceiling fitting, UPVC double glazed window to the front, radiator, feature brick built fireplace, additional radiator.

Kitchen
10'11" x 8'11"
Range of base and eye level units, electric cooker and hob with extractor fan above, laminate effect worktops, composite sink with mixer tap, consumer unit housed within cupboard, oil boiler within cupboard, spotlight fittings, space for washing machine and undercounter fridge, radiator.

Bathroom
6'5" x 8'11"
Walk in shower with electric Triton shower, vinyl flooring, pendant light, low level WC, porcelain pedestal basin with mixer tap, airing cupboard housing water tank, radiator.

Sun Room
3'11" x 6'9"
Carpet flooring, UPVC and part brick construction, access to the garden.

Bedroom
12'6" x 9'10"
Carpet flooring, built in wardrobe storage, pendant light fitting, double doors through to Bedroom Three, UPVC double glazed window to the rear, radiator.

Bedroom
12'5" x 7'6"
Carpet flooring, pendant light fitting, UPVC double glazed window to the rear, radiator.

Bedroom/Office
9'4" x 7'4"
Carpet flooring, pendant light fitting, loft access, single glazed door leading to sunroom.

Garage
17'10" x 14'2"
Manual up and over door, with power and lighting.

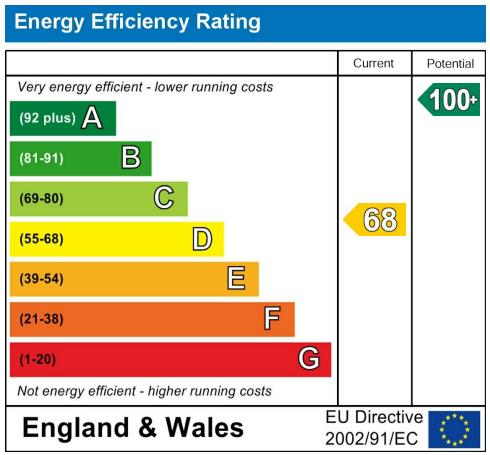
Outside
To the rear is a block paved garden with raised beds and access to garage.

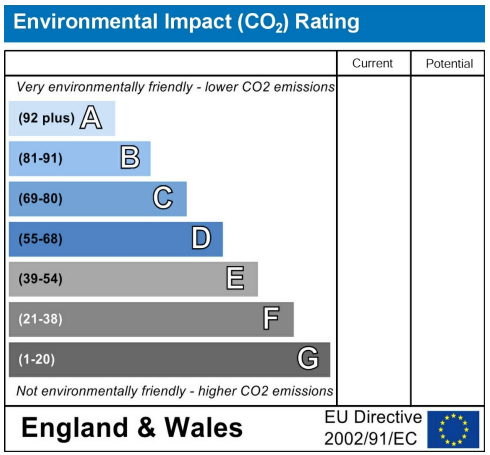
To the front is a patio area with raised beds.

Block paved driveway providing parking for multiple vehicles.

Fixtures & Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Auctioneer Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period.
Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information
Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase
price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the
Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the
service is taken. Payment varies but will be no more than £450. These services are optional.





MARTIN&CO

Floor 0 Building 1

Floor 0 Building 2

MARTIN&CO

Approximate total area(1)

94.7 m²

1019 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW
01522 503727 . lincoln@martinco.com

01522 503727

http://www.martinco.com

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman