

Devonshire Road, Scampton, LN1 2UB



Asking Price £165,000 Freehold



Nestled on Devonshire Road in Scampton, this delightful end-terrace house offers a perfect blend of comfort and modern living. Built in 1955, the property spans an impressive 861 square feet, providing ample space for families or those seeking a cosy retreat.

Upon entering, you are welcomed by a generous-sized lounge/diner, ideal for both relaxation and entertaining. This versatile space is perfect for family gatherings or quiet evenings in. The property boasts three well-proportioned bedrooms, ensuring that there is plenty of room for everyone.

The modern bathroom has been thoughtfully designed, offering a fresh and stylish atmosphere. One of the standout features of this home is the fact that it is not overlooked at the rear, providing a sense of privacy and tranquillity that is often sought after in residential properties. It has gas central heating with radiators to all rooms and UPVC double glazing providing an EPC rating of D and Council Tax Band A

With no chain involved, this home is ready for you to move in and make it your own. Whether you are a first-time buyer, a growing family, or looking to downsize, this property presents an excellent opportunity to enjoy life in the picturesque village of Scampton. Don't miss the chance to view this charming home that combines modern amenities with a welcoming atmosphere.

Hallway
7'3" x 12'7"



Window to front elevation, wooden door with two upper glazed panels with frosted glass, consumer unit mounted high up, carpeted flooring, single radiator, pendant lighting, coat hooks, thermostat for central heating and stairs to first floor landing.

Living Room
10'8" x 23'5"



Two windows to the rear elevation with two double radiators underneath, carpeted flooring, two light units at each end of the room and carpeted flooring.

Kitchen
9'1" x 10'11"



Window to the front elevation, laminate flooring, double radiator, laminate worktops with kitchen units below, freestanding gas, cooker, space and plumbing for

washing machine, back door with upper glazed panel to the side entrance.

Landing
7'9" x 10'9"



Two windows to front elevation, carpeted flooring, cupboard housing Combi, boiler with racking for airing towels, pendant lighting and smoke alarm on the ceiling.

Bedroom 1
10'0" x 12'7"



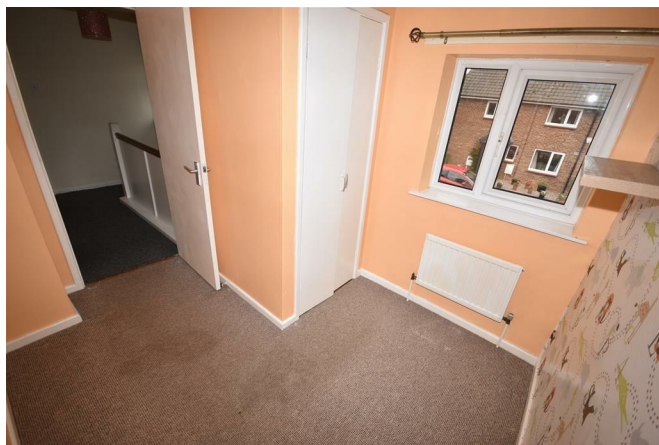
Window to the rear elevation, carpeted, flooring, pendant lighting, single radiator, and double fitted wardrobe with shelving and hanging.

Bedroom 2 10'0" x 9'1"



Two windows, the rear elevation, carpeted, flooring, single radiator, pendant lighting, loft access, and double fitted wardrobe with hanging and shelving.

Bedroom 3 7'9" x 7'5"



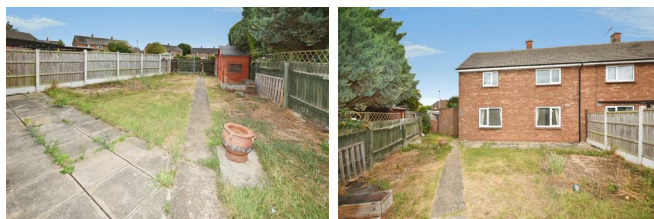
Window to the front elevation with radiator underneath, carpet flooring and built in single wardrobe with shelving and hanging.

Bathroom 7'9" x 5'0"



Window to the front and the side elevations with frosted glass, laminate flooring, toilet with separate cistern, wall mounted sink, bath with mixer shower tap with shower head on riser rail, fully tiled floor to ceiling, single radiator and an enclosed light unit.

Outside



Being laid mainly to lawn with a patio and pathway leading to the storage sheds, the front has a lockable gate providing side access to the brick outbuilding.

Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH

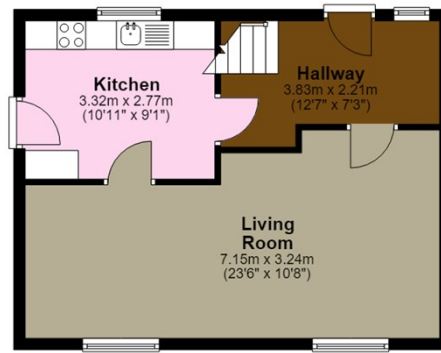
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Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

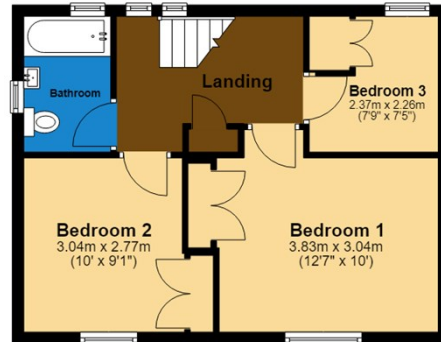
Ground Floor

Approx. 40.0 sq. metres (430.1 sq. feet)

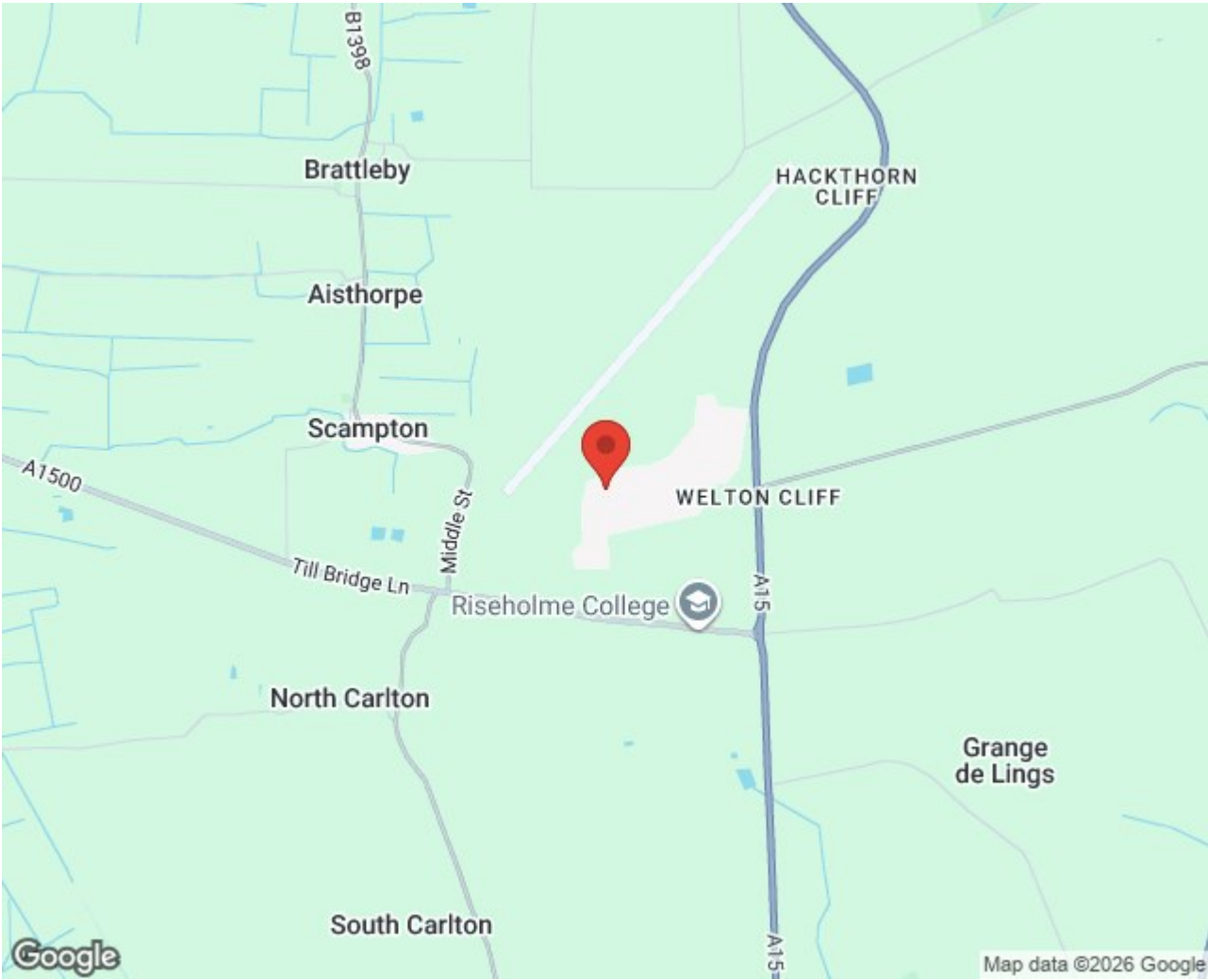


First Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



Total area: approx. 80.6 sq. metres (867.1 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	84
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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