



**22 Shropshire Road**

Scampton, LN1 2UE



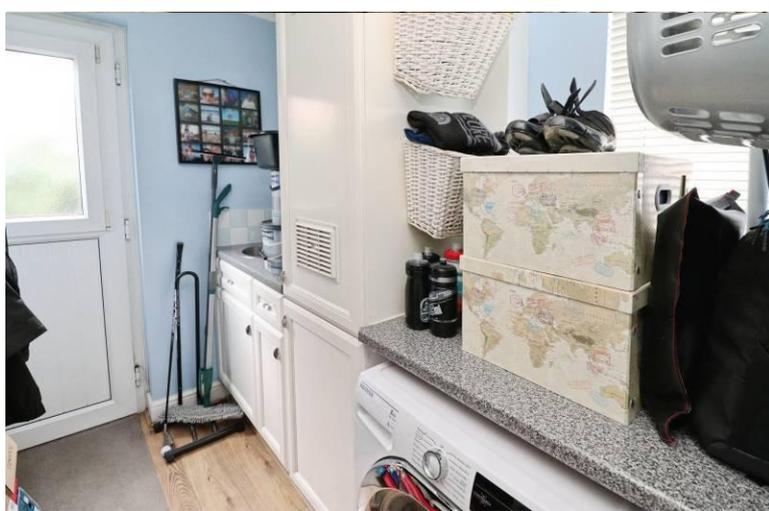
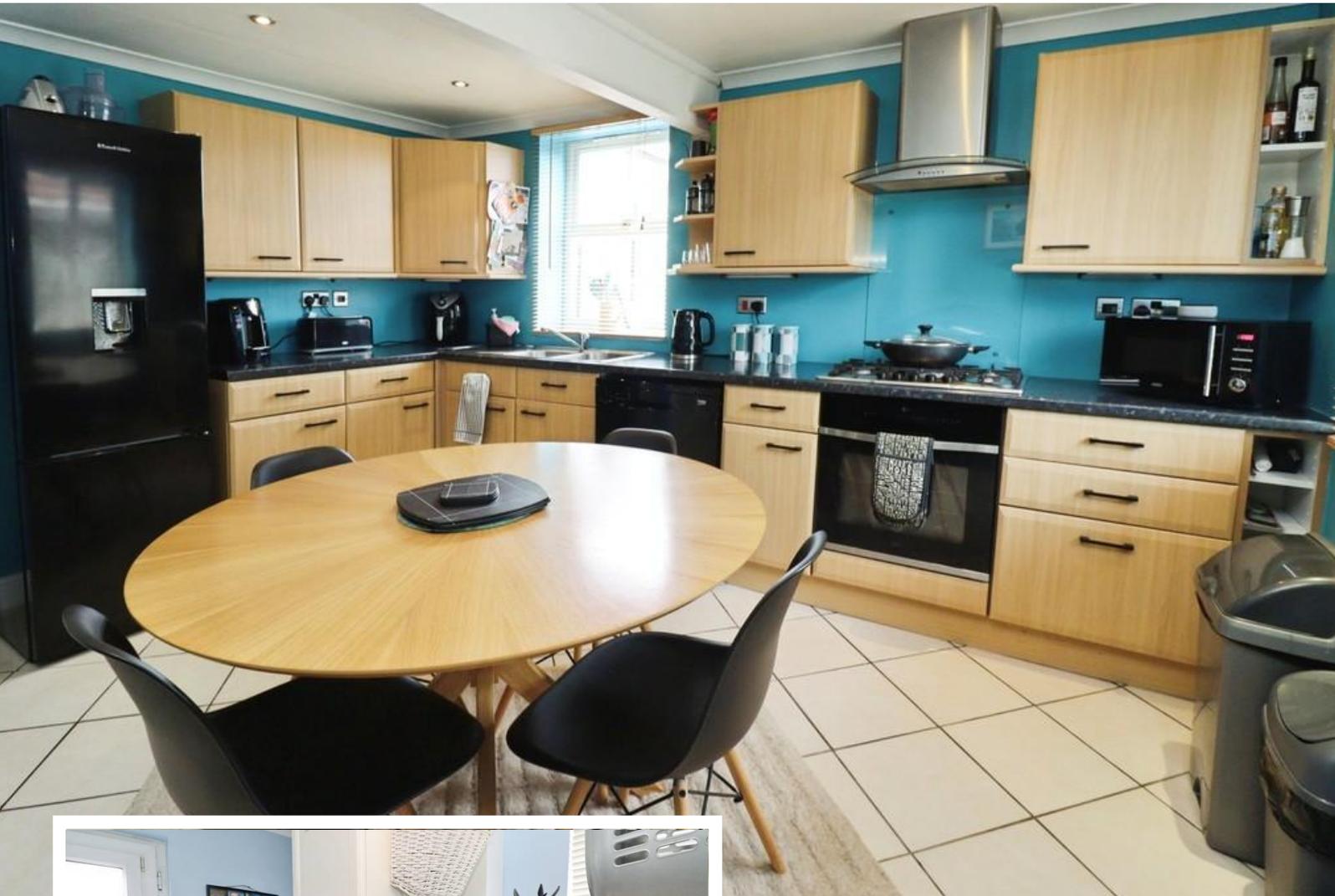
Book a Viewing!

**£205,000**

An immaculately presented Three Double Bedroom End Terraced Family Home, ideally situated on the edge of the former RAF base at Scampton, enjoying stunning open field views to the rear. The well appointed accommodation briefly comprises a welcoming Entrance Hall, spacious Lounge, bright Garden Room, and a modern Kitchen/Diner complemented by a separate Utility Room. To the First Floor, there are Three generous Double Bedrooms, all benefiting from fitted wardrobes, along with a contemporary Family Bathroom and a separate WC. Occupying a fantastic plot, the property boasts well maintained gardens to both the front and rear, with uninterrupted countryside views to the rear. Early viewing is highly recommended to fully appreciate the quality and location of this wonderful home.



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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Scampton is a medium sized village to the North of the City of Lincoln. The village itself has a regular bus service in to Lincoln City Centre. There is the popular Dambusters Inn, Church and a local primary school. The nearby village of Ingham offer a wide range of village facilities.





## ACCOMMODATION

### HALL

With staircase to the first floor, double glazed window to the front aspect, laminate flooring and radiator.

### LOUNGE

18' 7" x 9' 7" (5.67m x 2.93m) With double glazed window to the front aspect, double glazed sliding patio doors to the garden room, wall hung electric fire, laminate flooring and two radiators.

### GARDEN ROOM

9' 3" x 8' 8" (2.83m x 2.65m) With double glazed window French doors to the rear garden, Velux window, spotlights and radiator.



### KITCHEN/DINER

13' 3" x 12' 5" (4.05m x 3.81m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 1/2 bowl sink with side drainer and mixer tap over, electric oven, 5 ring gas hob with extractor fan over, spaces for fridge freezer and dishwasher, spotlights, understairs storage cupboard, radiator, double glazed windows to the side and rear aspects.

### UTILITY ROOM

7' 5" x 5' 5" (2.27m x 1.67 m) Fitted with a range of base units with work surfaces over, stainless steel bowl sink with side drainer and hot and cold taps, space for washing machine, spotlights, laminate flooring, double glazed window to the front aspect and door to the garden.



## FIRST FLOOR LANDING

### BEDROOM 1

12' 5" x 10' 10" (3.80m x 3.32m) With fitted wardrobes, laminate flooring, double glazed window to the front aspect and radiator.

### BEDROOM 2

10' 7" x 9' 10" (3.24m x 3.00m) With fitted wardrobes, double glazed window to the front aspect and radiator.

### BEDROOM 3

11' 7" x 7' 6" (3.54m x 2.29m) With fitted wardrobe, double glazed window to the rear aspect and radiator.

### BATHROOM

With tiled flooring and splashbacks, pedestal wash hand basin, p-shaped bath with shower over and glass shower screen, chrome towel radiator and double glazed window to the side aspect.

### SEPERATE WC

With close coupled WC, tiled flooring and double glazed window to the rear aspect.

### OUTSIDE

To the front of the property there is a lawned garden and a paved area. To the rear there is an enclosed garden, landscaped for low maintenance with block paved seating area, gravelled gardens and large garden shed with power.





**WEBSITE**

Our detailed website show 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](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**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**

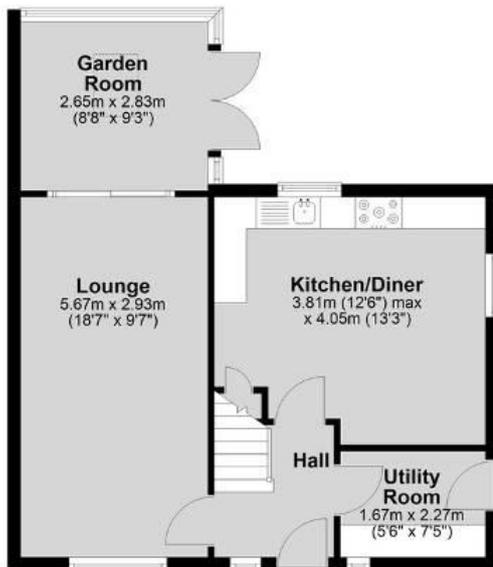
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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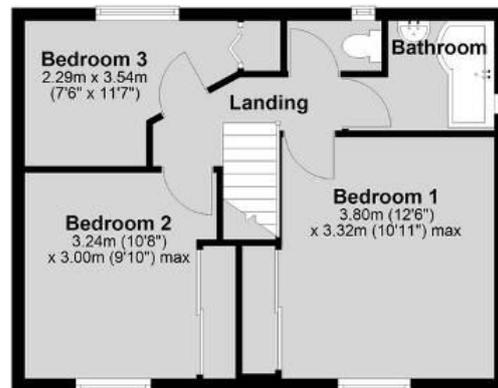
**Ground Floor**

Approx. 48.6 sq. metres (523.6 sq. feet)



**First Floor**

Approx. 41.3 sq. metres (444.8 sq. feet)



Total area: approx. 90.0 sq. metres (968.4 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 and 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.

