



**Tawny Lodge, 3 The Steadings, North Scarle  
LN6 9DZ**



Book a Viewing!

**£750,000**

An elegant and substantial Three Storey Residence, set within a prestigious development, offering beautifully appointed living spaces designed for modern family life. A welcoming Entrance Hall with a striking ash staircase leads to a refined Study with fitted furniture, a formal Dining Room, and a cosy Living Room with log burning stove. The heart of the home is an impressive Kitchen Family Room, featuring granite worktops and a charming bay seating area overlooking the garden—perfect for both entertaining and everyday living. A Utility Room and WC add practicality, while underfloor heating and air conditioning ensure year round comfort. The First Floor hosts Four generous Bedrooms, Two with En-suite facilities, alongside a stylish Family Bathroom. The entire Second Floor is dedicated to a luxurious Principal Suite, complete with Dressing Room and spa style Bathroom. Outside, landscaped gardens, rear views, a double garage and ample parking complete this exceptional home.



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**SERVICES**

Electric, water and drainage mains services available. Oil central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – F.**

**LOCAL AUTHORITY -** North Kesteven District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

North Scarle is a small semi-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

### ENTRANCE HALL

12' 5" x 12' 5" (3.8m x 3.8m) With composite door, UPVC double glazed sash windows to the front, solid Oakwood flooring with underfloor heating, coving to the ceiling, inset spotlights, ash staircase leading to the first floor and doors to the living room, kitchen diner, dining room, WC and study.

### DINING ROOM

14' 5" x 12' 5" into Bay (4.4m x 3.8m) With UPVC double glazed bay sash windows and shutters to the front elevation, solid oak flooring with underfloor heating, coving to ceiling and air conditioning/heating vent.



### STUDY

14' 1" x 10' 9" into bay (4.3m x 3.3m) With UPVC double glazed sash windows fitted with shutters within a walk-in bay to the front elevation, coving to the ceiling, solid oak flooring with underfloor heating, fitted with office furniture and desks.

### LIVING ROOM

17' 8" x 14' 1" into chimney breast recess (5.4m x 4.3m) With UPVC double glazed sash windows and French doors onto rear garden, UPVC double glazed sash windows to the side elevation, solid oak wood flooring with underfloor heating, coving to the ceiling, air conditioning/heating vents and log burning stove.

### WC

5' 6" x 3' 7" (1.7m x 1.1m) Two piece suite comprising a low level WC and pedestal wash handbasin, tiled floor with underfloor heating, extractor, tiled splashback, coving to the ceiling and air conditioning/heating vent.



### KITCHEN/DINER

28' 2" x 14' 1" maximum measurements (8.6m x 4.3m) Fitted with Shaker style wall and base units with a granite worksurface incorporating a sink unit with a Quooker boiling water tap, integrated Miele dishwasher, Rangemaster extractor hood, space for a Rangemaster cooker, tiled flooring with underfloor heating, coving to the ceiling, inset spotlights, space and water connection for an American style fridge freezer, air conditioning/heating vents, UPVC double glazed sash windows to the side, UPVC double glazed sash windows within a walk-in bay to the rear, UPVC double glazed French doors onto the garden and door to the utility room.

### UTILITY ROOM

12' 5" x 5' 10" (3.8m x 1.8m plus recess) Fitted with a range of matching wall and base units with a worksurface incorporating a sink unit with a stainless steel mixer tap, spaces for a tumble dryer and for a washing machine, undercounter integrated drawer fridges, built-in airing cupboard housing the hot water cylinder, tiled splashbacks and floor with underfloor heating, UPVC double glazed sash window and stable style door onto the garden at the rear.





#### GALLERIED LANDING

15' 8" x 12' 5" (4.8m x 3.8m) With stairs continuing to a second floor, UPVC double glazed sash windows fitted with shutters to the front elevation, built-in storage cupboard, radiator, doors to the family bathroom and four bedrooms, inset spotlights and coving to the ceiling.

#### BATHROOM

12' 5" x 6' 10" (3.8m x 2.1m) Fitted with a four piece suite comprising a low level WC, wash handbasin set with a vanity unit, bath with mixer tap and separate shower cubicle with a mains fed shower, chrome heated towel rail, extractor, electric shaver point, tiled floor and splashbacks and UPVC double glazed opaque sash window to the rear elevation.



#### BEDROOM TWO

14' 1" x 10' 5" (4.3m x 3.2m) With UPVC double glazed windows to the rear elevation, UPVC double glazed opaque window fitted with shutters to the side elevation, radiators, air conditioning/heating vent, fitted modern wardrobes and door to the en-suite.

#### EN-SUITE

2' 6" 10" x 4' 11" (2.10m x 1.5m) Fitted with a three piece suite comprising a shower, low level WC and wash hand basin, extractor, tiled splash backs and floor.

#### BEDROOM THREE

14' 1" x 9' 6" (4.3m x 2.9m) With UPVC double glazed sash windows to the front elevation fitted with shutters, UPVC double glazed opaque sash window to the side also fitted with shutters, radiators, air conditioning/heating vent and door to the en-suite.



#### EN-SUITE

3' 7" 2" x 4' 7" (2.2m x 1.4m) Suite comprising a low level WC, pedestal wash hand basin and shower cubicle with mains fed shower, chrome heated towel rail, tiled splashback, extractor and UPVC double glazed sash window to the side.

#### BEDROOM FOUR

16' 4" x 14' 5" L shape, maximum measurements (5m x 4.4m) With UPVC double glazed sash windows to rear and side elevations, radiators and air conditioning/heating vents.

#### BEDROOM FIVE

14' 1" x 8' 10" (4.3m x 2.7m) With UPVC double glazed sash windows to the front elevation fitted with shutters, radiators, laminate flooring and air conditioning/heating vents.



#### SECOND FLOOR LANDING

With double glazed Velux window to the rear elevation, radiator, inset spotlights, doors to bathroom and to the master bedroom and opening to dressing room.



#### MASTER BEDROOM

15' 5" x 16' 0" reduced head height (4.7m x 4.9m) With double glazed Velux window and double glazed Velux Cabrio balcony window overlooking the rear garden, double glazed Velux window to the front, fitted wardrobes and drawers, radiator, concealed hanging space/storage area and air conditioning/heating vent.

#### BATHROOM

12' 9" x 12' 1" (3.9m x 3.7m) Fitted with a freestanding claw roll top bath, low level WC, bidet, wash hand basin and concealed walk-in shower, tiled floor with underfloor heating, tiled walls, chrome heated towel rail, inset spotlights and sun tunnels.

#### DRESSING ROOM

9' 10" x 6' 6" reduced head height (3m x 2m) With double glazed Velux window to the front elevation, radiator, solid oak sliding door wardrobes, matching dressing table and access to the loft.

#### DOUBLE GARAGE

17' 0" x 17' 0" (5.2m x 5.2m) With an electric up-and-over door, composite personnel door at the side, power and lighting.

#### OUTSIDE

Professionally landscaped gardens front and rear featuring sandstone patios, lawns, well stocked borders and summer house with power and lighting.



#### WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Giso n 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 Callum 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.

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#### 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 roughly checked.

#### GENERAL

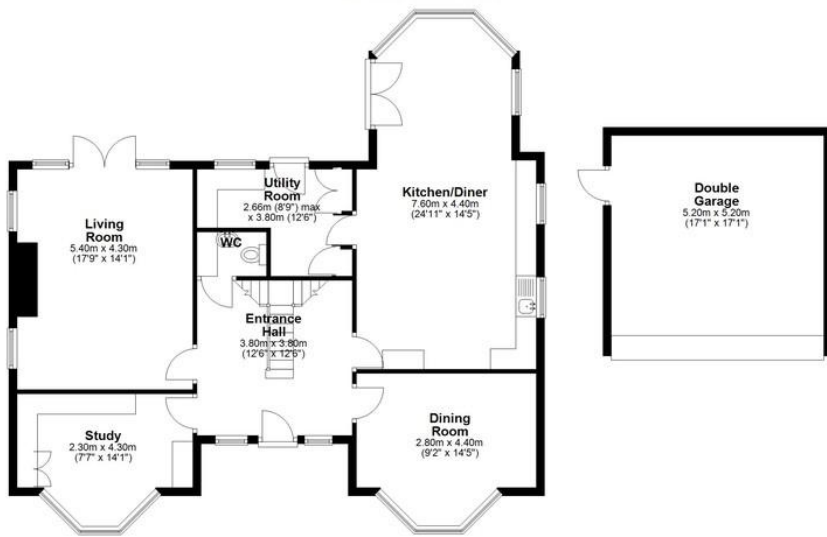
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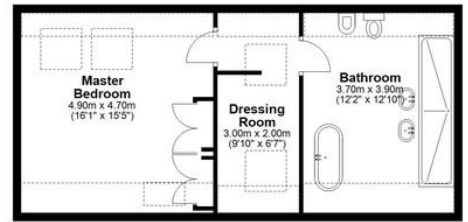
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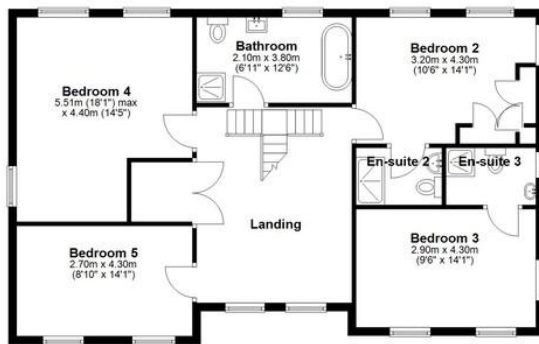
**Ground Floor**  
Approx. 132.1 sq. metres (1421.7 sq. feet)



**Second Floor**  
Approx. 52.1 sq. metres (561.2 sq. feet)



**First Floor**  
Approx. 97.0 sq. metres (1044.3 sq. feet)



Total area: approx. 281.2 sq. metres (3027.3 sq. feet)  
3 The Steadings, North Scarle

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