



Chapel Lane, North Scarle, Lincoln

Offers In Excess Of £275,000

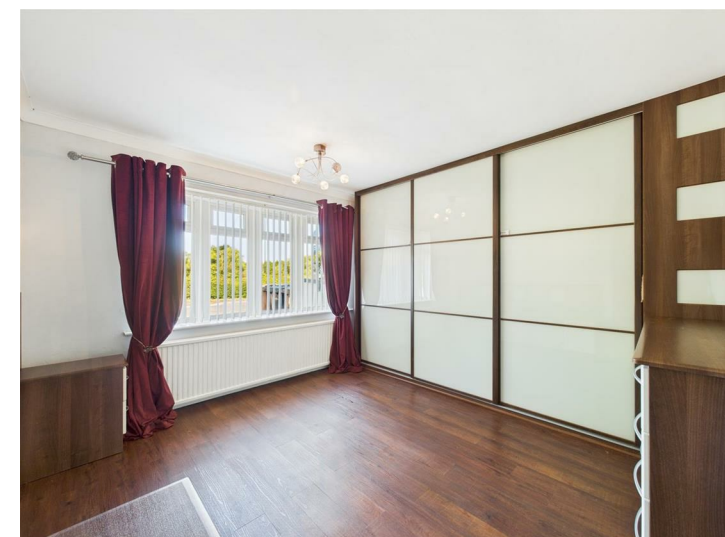

MARTIN & CO

Chapel Lane, North Scarle, Lincoln

Bungalow - Detached
4 Bedrooms, 1 Bathroom

Offers In Excess Of £275,000

- Modern Detached Bungalow
- Breakfast Kitchen
- Chain Free
- Covered Outdoor Space
- Landscaped Gardens
- Driveway Parking with EV Point
- Part exchange available
- Tenure - Freehold (assumed)
- EPC Rating - F
- Council Tax Band - C



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		
		72
		27
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Four bedroom detached bungalow within the desirable village of North Scarle. Comprising internally of an entrance porch with bedroom 4 / study, three further bedrooms, modern shower room, covered outdoor seating area, fitted kitchen, dining room and living room. Externally offering beautifully landscaped gardens and off road parking with a EV charging point. Property is a must view to be fully appreciated.

North Scarle village offers a range of amenities to include a public house, which offers food, bingo, pool and darts, post office, sports field with tennis courts, play area and a bowling green, football and cricket pitches. There is also the local parish church with

two village halls and the primary school. Local to the well served village of Collingham Village to include a dentist, pharmacy, medical centre, butchers and more. North Scarle is on a bus route and the nearby village of Swinderby has a train station into the city centre. Part Exchange available.

The agent hasn't been notified of any issues with potential impact on the property. The agent has not seen sight of the title registration so the title is assumed as freehold only. We recommend buyers to seek legal advice and to carry out their own due diligence on this matter.

EPC Rating - F
Council Tax Band - C



Draft Particulars

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

Entrance Porch

7'9" x 5'11"

PVC front door and side panels, carpet flooring and a light fitting.

Bedroom 4 / Study

11'11" x 7'2"

Formally a garage having been converted in 2022, this fourth bedroom / study includes a PVC front window, housed mains consumer unit, wood effect laminate flooring, radiator and access to the loft via a fitted ladder.

Hallway

Feature tile effect flooring, radiator, light fittings, storage cupboard and access to the separate loft via a fitted ladder.

Breakfast Kitchen

13'9" x 11'7"

Base and eye level units with laminated work surfaces incorporating a breakfast bar and an inset composite sink and drainer. Freestanding Zanussi cooker with fitted extractor over and a range of integrated appliances to include a fridge freezer, dishwasher and a washing machine. Tile effect flooring, housed Oil fired combination boiler, PVC window to the rear, radiator and ceiling lighting.

Dining Room

15'7" x 13'9"

PVC French doors to the garden, PVC to the front, wood effect laminate flooring, two radiators and a light fitting.

Living Room

14'11" x 12'9"

Previously a conservatory, having been converted through a full refurbishment. Feature wood burning stove through to the dining room, sliding PVC patio doors to the garden, PVC windows to the rear plus Velux windows to the ceiling, wood effect laminate flooring, vertical radiator and a spot lit ceiling.

Bedroom 1

11'10" x 9'9"

PVC bow window to the front, wood effect laminate flooring, light fitting, radiator and fitted sliding wardrobes.

Bedroom 2

12'5" x 9'1"

PVC rear window, light fitting, radiator and wood effect laminate flooring.

Bedroom 3

12'10" x 7'11"

PVC side window, pendant fitting, radiator and wood effect laminate flooring.

Shower Room

8'6" x 8'5" (max measurements).

Concealed cistern WC and wall mounted wash basin plus a double cubicle housing the mains thermostatic shower. Fully tiled room with a PVC side window, heated towel rail, light fitting and extractor.

Outdoor Seating Area

12'3" x 12'2"

With a sloping polycarbonate pitched roof and tiled flooring. Access to the garden.

Outside

To the front is a gravelled driveway for off road parking, EV charging point and feature lighting. Gated access to the rear. The rear of the property faces to the South West, with gardens wrapping around from the side offering mature planted beds with pathways through to an artificial lawn and Indian sandstone patio area. The plentiful beds are blooming and offer something for everyone to enjoy.

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.

ID/AML and source of funds checks

Please note our client is required to conduct ID/AML and source of funds checks for the properties we advertise.

Upon making an offer, should this offer be accepted, there will be a charge of £49+vat (£58.80incVAT) payable and taken by phone as part of your purchaser compliance call before a memorandum of sale can be issued.



Approximate total area⁽¹⁾
 134.2 m²
 1446 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.

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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.