



Squirrels Leap, Church Lane, North Scarle, Lincoln

 3  2  3  tbc

 OLIVER REILLY







# Squirrels Leap, Church Lane, North Scarle, Lincoln

- STUNNING BESPOKE DETACHED HOME
- POPULAR & PICTURESQUE VILLAGE LOCATION
- FABULOUS OPEN-PLAN LIVING/ DINING KITCHEN
- DETACHED TIMBER GARAGE & ATTACHED WORKSHOP
- MAGNIFICENT 1/2 AN ACRE PRIVATE & LANDSCAPED PLOT
- THREE DOUBLE BEDROOMS (FORMERLY FOUR)
- THREE SIZEABLE RECEPTION ROOMS & CONSERVATORY
- STYLISH GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- EXTENSIVE GATED & GRAVELLED DRIVEWAY
- EXCEPTIONAL CONDITION! Tenure: Freehold. EPC 'tbc'

A HOME OF TRUE DISTINCTION..!  
From the moment you pull onto the substantial ELECTRIC GATED DRIVEWAY you'll be blown away by the magnitude of this IMPRESSIVE BESPOKE DETACHED HOME. Standing proud on a CAPTIVATING 1/2 OF AN ACRE PRIVATE PLOT. The true epitome of SPACE AND SECLUSION! Set within a delightful conservation area, in a desirable semi-rural village, close to Lincoln.  
'Squirrels Leap' oozes STYLE AND SOPHISTICATION. Combining a wealth of warmth, with a sleek contemporary design. Completed to the HIGHEST OF STANDARDS!  
The expansive free-flowing accommodation comprises: Inviting reception hall, attractive ground floor W.C, a MAGNIFICENT OPEN-PLAN BREAKFAST KITCHEN. Boasting granite fitted work-surfaces, a full range of integrated appliances, a suitable living area with OPEN-PLAN access into a DUAL-ASPECT dining room, a large study/ family room, GENEROUS 21FT LIVING ROOM with eye-catching exposed brick feature wall, inset log burner and French doors opening into a delightful conservatory.  
The impressive landing enjoys a lovely seating/ study area, a STUNNING FOUR-PIECE FAMILY BATHROOM with slipper-top bath, under-floor heating and THREE DOUBLE BEDROOMS. The second bedroom is enhanced by EXTENSIVE FITTED WARDROBES and the large master bedroom has open-access into a WALK-IN DRESSING ROOM (formerly bedroom four) and EN-SUITE SHOWER ROOM.  
Externally, there is ample parking for a range of vehicles, including a caravan/ motor-home. Access into a DETACHED TIMBER GARAGE and ATTACHED WORKSHOP. Both with power and lighting.  
The BEAUTIFULLY DESIGNED garden is a joy to behold. Promoting 360 degree privacy, CAPTIVATING CHURCH VIEWS! A variety of lovely seating areas and an array of mature landscaping.  
Further benefits of this GORGEOUS EXECUTIVE HOME include uPVC double glazing, oil fired central heating and an alarm system.  
This is a truly outstanding, individually designed, elegant residence holds a TOUCH OF CLASS that simply MUST BE SEEN in order to be appreciated!

# Offers in excess of £575,000



- RECEPTION HALL:** 18'7 x 9'10 (5.66m x 3.00m )  
An inviting entrance space, accessed via an external Oak door. Providing Herringbone-style LVT flooring, grey carpeted stairs with open spindle balustrade an oak handrail rising to the first floor. A low-level under-stairs storage cupboard. Two ceiling light fittings, smoke alarm, coving, a stylish anthracite grey double column radiator. Access into two reception rooms, the open-plan dining kitchen and the ground floor W.C. All via complementary oak internal doors. Max measurements provided.
- GROUND FLOOR W.C:** 5'5 x 3'2 (1.65m x 0.97m)  
Of attractive modern design. Providing Herringbone-style LVT flooring. A low-level W.C with push-button flush, a white ceramic square wash hand basin with high rise chrome mixer tap. Inset to fitted vanity storage unit. Medium height white bevelled wall tiled splash-backs. Ceiling light fitting and extractor fan.
- SUPERB OPEN-PLAN BREAKFAST KITCHEN:** 22'3 x 14'10 (6.78m x 4.52m)  
A Stunning open-plan family-friendly space. Providing complimentary Herringbone-style LVT flooring. The wonderful modern kitchen provides a vast range of fitted grey shaker-style wall, drawer and base units with oak-effect work surfaces over and bevelled wall tiled splash backs behind. Inset ceramic Belfast sink with high rise Flexi-spray chrome mixer tap and oak-routed drainer. Integrated medium height 'Miele' electric double oven, coffee machine and microwave. Integrated AEG four-ring induction hob with black glass splash back and stylish extractor hood above. Integrated wine fridge, dishwasher, washing machine and tumble dryer. A central breakfast island with granite work surfaces provide a further range of further base units and pan drawers and two ceiling light fittings above. There is a plinth with LED lighting, provision for a freestanding American-style fridge freezer, a fitted Larder storage cupboard, recessed ceiling spotlights, loft hatch access point, concealed electrical RCD consumer unit, a paned uPVC double glazed window to the side and rear elevation. An external oak stable door opens out to the rear garden. Open-access into the separate dining room.

- DUAL-ASPECT DINING ROOM:** 9'6 x 9'4 (2.90m x 2.84m)  
With continuation of the Herringbone-style LVT flooring. The generous DUAL-ASPECT space provides an anthracite grey double column radiator, three ceiling light fittings, a paned uPVC double glazed window to the side and rear elevation. Sufficient space for large dining table and chairs.
- STUDY/ FAMILY ROOM:** 11'4 x 9'10 (3.45m x 3.00m)  
A lovely multi-functional reception room. Providing continuation of the Herringbone-style LVT flooring, a central ceiling light fitting, coving, stylish anthracite grey single column radiator, TV/telephone connectivity point and a paned uPVC double glazed window to the rear elevation.
- LARGE LIVING ROOM:** 20'9 x 11'10 (6.32m x 3.61m)  
Accessed via a oak sliding door. A sizeable reception room. Providing complementary herringbone-style LVT flooring. Recessed ceiling spotlights, coving, stylish anthracite grey column radiator, wall mounted electric heater, TV connectivity point and a complementary exposed brick feature wall with inset log burner and raised tiled hearth with decorative oak effect mantle above. Paned uPVC double glazed French doors open out onto a lovely Indian sandstone patio. Hardwood double doors open into the conservatory.

- CONSERVATORY:** 12'9 x 12'7 (3.89m x 3.84m )  
Of part brick and uPVC construction, with a pitched poly-carbonate roof and opening sky-light. Ceiling fan with light fitting, ceramic tiled flooring, a double panel radiator, a range of double power sockets, uPVC double glazed windows to the front side and rear elevations. uPVC double glazed French doors open out onto a lovely Indian sandstone patio. A perfect space for entertaining.







**EXPANSIVE FIRST FLOOR LANDING:**  
A lovely multi-functional space. Currently utilised as a study/ reading area. With carpeted flooring, an open-spindle balustrade, oak handrail, paned uPVC double glazed window to the front elevation with feature light fitting above. Double panel radiator, recessed ceiling spotlights, smoke alarm, additional alarm control panel, loft hatch access point. A fitted airing cupboard houses the hot water cylinder. The landing gives access into the family bathroom and all three DOUBLE bedrooms, via complementary oak internal doors. Max measurements provided.

**MASTER BEDROOM:**  
A generous principle DOUBLE bedroom. Providing light wood-effect laminate flooring, recessed ceiling spotlights, a double panel radiator, high-level TV point and a paned uPVC double glazed window to the rear elevation, overlooking the delightful garden. Open-access into the dressing room/ en-suite.

**WALK-IN DRESSING ROOM:**  
With continuation of the wood-effect laminate flooring, recessed ceiling spotlights, extensive fitted open wardrobe space with clothes hanging facilities and shelving. Access into the en-suite shower room.

**EN-SUITE SHOWER ROOM:**  
Of stylish modern design. Providing grey patterned ceramic tiled flooring, a low-level W.C with push-button flush, white ceramic wash hand basin with chrome mixer tap. Inset to fitted vanity storage unit with floor to ceiling wall tiled splash-backs behind. A corner fitted shower cubicle with curved glass doors. Providing mains shower facility, handheld shower head and additional rainfall-effect our head above. Grey floor to ceiling wall tiled splash-backs behind. Recessed ceiling spotlights, low-level chrome heated towel rail, shaver point a paned uPVC double glazed window to the side elevation.

**BEDROOM TWO:**  
A complementary DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, double panel radiator, extensive fitted wardrobes and a paned uPVC double glazed window to the rear elevation, overlooking the landscaped garden. Max measurements provided up to the fitted wardrobes.

**BEDROOM THREE:**  
An additional DOUBLE bedroom, providing carpeted flooring, a central ceiling light fitting, double panel radiator and a paned uPVC double glazed window to the rear elevation, enjoying a wonderful outlook over the private garden.

**STUNNING FOUR-PIECE BATHROOM:**  
Of stunning contemporary design! Providing Travertine tiled flooring with UNDER-FLOOR HEATING. A large walk-in shower with mains shower facility, clear glass shower screen, handheld shower head, additional rainfall-effect shower head above and wall inset shelving with attractive Travertine floor to ceiling wall tiled splash back's. Freestanding slipper-top bath with high-rise mixer tap and handheld showering facility. Large ceramic wash hand basin with chrome mixer tap. Inset to a fitted/floating vanity storage unit. Provision for an illuminated vanity mirror above. Floor-to-ceiling ceramic wall tiling, recessed ceiling spotlights with interchangeable colour mood lighting, chrome heated towel rail and a paned obscure uPVC double glazed window to the side elevation.

**DETACHED TIMBER GARAGE:**  
Accessed via wooden double doors. Equipped with power and lighting.

**ATTACHED TIMBER WORKSHOP:**  
Equipped with power and lighting. Max measurements provided.

11'4 x 10'3 (3.45m x 3.12m)

12'4 x 11'10 (3.76m x 3.61m)

7'10 x 6'7 (2.39m x 2.01m)

7'10 x 4'10 (2.39m x 1.47m)

12'7 x 8'6 (3.84m x 2.59m)

11'5 x 7'5 (3.48m x 2.26m)

10'3 x 7'7 (3.12m x 2.31m)

15'3 x 15'1 (4.65m x 4.60m)

13'8 x 9'2 (4.17m x 2.79m)

**EXTERNALLY:**  
The property enjoys a secluded and picturesque position, within a lovely semi-rural village. The front aspect is greeted via an electric gated entrance, onto a SUBSTANTIAL GRAVELLED DRIVEWAY. Ensuring ample off-street parking for a variety of vehicles, including a caravan/ motor home. There is access into a detached timber garage with attached store/ workshop.  
A separate timber personal gated entrance leads to the front door. The wonderful 1/2 acre plot is predominantly laid to lawn, enhanced by beautifully established planted borders. A variety of raised vegetable beds, provision for a green house, summer house and garden shed. Access to the oil tank. A substantial paved patio is accessed from the French doors in the living room and conservatory, with low-level brick wall, complementary water feature and a range of external lighting. There is an outside tap, an additional seating area with timber framed pergola. Part fenced and part mature hedged boundaries. All ensuring a cast degree of privacy and a magnificent outlook across to the local Church.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating and uPVC double glazing throughout.  
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 1,840 Square Ft.**  
Measurements are approximate and for guidance only.

**Tenure: Freehold.**  
Sold with vacant possession on completion.

**Local Authority:**  
North Kesteven District Council.

**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'tbc'- On Order**  
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.









Local Information & Amenities: North Scarle

The delightfully idyllic semi-rural village of North Scarle is located approximately 12 miles away from the City of Lincoln, 10 miles away from the historic market town of Newark-on-Trent and 17 miles away from Retford, both of which have a DIRECT RAIL SERVICE TO LONDON KINGS CROSS STATION. There is also a regular bus service to Lincoln and North Hykeham and a bus route into Newark-on-Trent. Collingham Village is also situated approximately 4 miles away and hosts a wide array of excellent on-hand amenities. The village itself has a wonderful local community, with an outstanding public house, 'The White Hart', which also serves excellent food. The village also provides a thriving village/ community hall, sports clubs, parish church and a post office. There is also a popular local primary school. The village also lies in the catchment for a wide variety of popular secondary schools.

Viewing Arrangements:

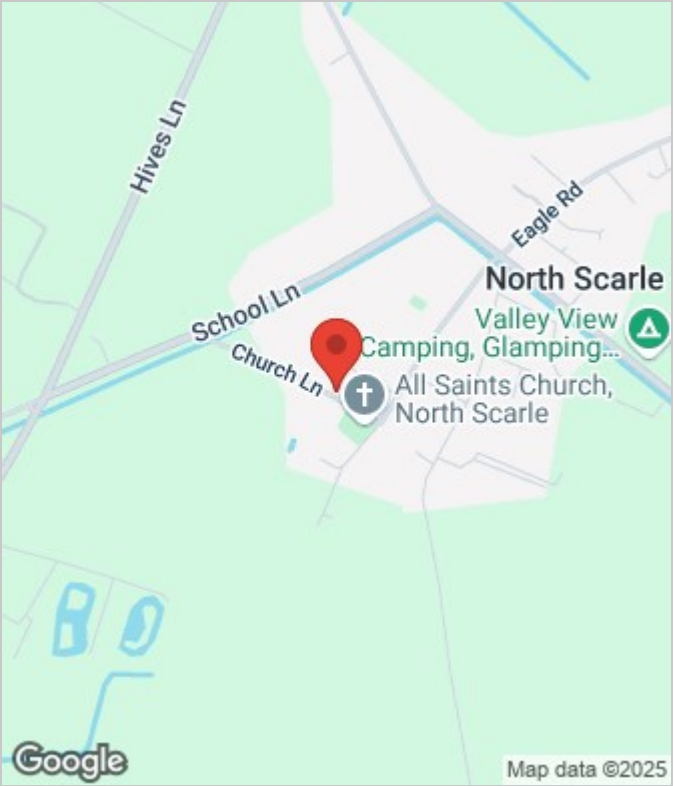
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



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		
England & Wales	EU Directive 2002/91/EC	