



High Street, North Scarle,

3 1 1





High Street, North Scarle, Lincoln

- NON-ESTATE DETACHED BUNGALOW
 - PICTURESQUE SEMI-RURAL VILLAGE
 - MODERN DINING KITCHEN & LUXURIOUS FOUR-PIECE BATHROOM
 - EXTENSIVE GATED/GRAVELLED DRIVEWAY. DETACHED GARAGE & WORKSHOP
 - PEACE, PRIVACY, TRANQUILITY & EXCEPTIONAL PRESENTATION!
- THREE WELL-PROPORTIONED BEDROOMS
 - GENEROUS LIVING ROOM WITH LOG BURNER
 - LARGE 14FT GLASS-ROOF CONSERVATORY
 - WONDERFUL 0.26 OF AN ACRE PRIVATE PLOT WITH LANDSCAPED GARDENS
 - NO CHAIN! Tenure: Freehold. EPC 'tbc'

A SLICE OF THE GOOD LIFE!...
Prepare to fall HEAD OVER HEELS for this marvellous detached modern bungalow. Peacefully positioned in the heart of a pretty and picturesque semi-rural village, with a public house and restaurant only a stones throw away! The village is cleverly connected to the historic City of Lincoln and desirable market town of Newark-on-Trent.

If you're searching for a HOME TO BE PROUD OF!... This is THE ONE FOR YOU! This outstanding home is a credit to the existing owners, who have showcased an IMPECCABLE PRESENTATION. Equally matched inside and out! Not only does this impressive home exudes CLASS & QUALITY it boasts an enormous wealth of warmth from the moment you step inside!

You'll be greeted by an inviting entrance hall, a GENEROUS LIVING ROOM with complementary oak flooring and a feature fireplace with inset log burner. There is a contemporary dining kitchen, THREE WEL-PROPORTIONED BEDROOMS and a LUXURIOUS FOUR-PIECE BATHROOM, with eye-catching marble-effect wall tiling. If that's not enough to impress you!.. Wait until you see the 14FT GLASS-ROOF CONSERVATORY. Enhanced by LVT flooring, heating and French doors out to a secluded seating area.

Externally, the bungalow occupies a WONDERFUL 0.26 OF AN ACRE PRIVATE PLOT. Welcomed by an extensive gated and gravelled driveway. Allowing ample parking of a range of vehicles, leading down to a detached garage, with attached workshop and potting shed. There are beautifully tended front and rear gardens, all combining to create an abys of TRANQUILITY. Enhanced by an unspoiled open aspect behind.

Additional benefits of this SPLENDIND, SPACIOUS & STYLISH home include uPVC double glazing, oil fired central heating and complementary oak internal doors throughout.

YOUR COUNTRY ESCAPE AWAITS!... We are sure you will be just as excited as we were to take a look at this SPACIOUS, STYLISH & QUALITY FILLED HOME! Available with NO ONWARD CHAIN!!!



Guide Price £400,000



ENTRANCE HALL: Max measurements provided.	139 x 11'10 (4.19m x 3.61m)
GENEROUS LIVING ROOM:	15'4 x 12'1 (4.67m x 3.68m)
SPACIOUS & MODERN DINING KITCHEN:	14'4 x 12'1 (4.37m x 3.68m)
LOVELY CONSERVATORY:	14'3 x 14'1 (4.34m x 4.29m)
MASTER BEDROOM:	12'4 x 11'10 (3.76m x 3.61m)
BEDROOM TWO:	11'10 x 8'11 (3.61m x 2.72m)
BEDROOM THREE:	8'7 x 8'7 (2.62m x 2.62m)
LUXURIOUS FOUR-PIECE BATHROOM:	12'1 x 5'5 (3.68m x 1.65m)
DETACHED SINGLE GARAGE: Of brick built construction, with a pitched felt roof. Accessed via a manual up/over garage door. Equipped with power and lighting. uPVC double glazed window to the right sided elevation. A right sided uPVC double glazed personal door gives access out to the garden.	15'2 x 8'10 (4.62m x 2.69m)
ATTACHED WORKSHOP: Of timber construction, equipped with power and lighting.	
POTTING SHED: With a sloped poly-carbonate roof and wooden windows. A useful and functional external space.	13'1 x 6'11 (3.99m x 2.11m)



EXTERNALLY:

This impressive and individual detached non-estate home is peacefully positioned in the heart of this charming semi-rural village. The bungalow occupies a marvellous 0.26 of an acre private plot. Greeted with dropped kerb vehicular access onto a 5-bar gated driveway, with brick pillars Having been substantially gravelled to ensure AMPLE OFF-STREET PARKING, suitable for a wide range of vehicles. This leads down to a detached single garage. The well-maintained front garden is laid to lawn. Enhanced by well-stocked and complementary planted borders. There are wrought iron fenced left side boundaries, a mature bay-tree hedged right side boundary and a waled front boundary. There is access down to the side entrance door, with two external wall lights. This continues down to a secure side gate, opening onto a LARGE PAVED SEATING AREA. Also accessed via the two uPVC double glazed doors in the sizeable conservatory. Hosting complementary planted rose-beds and an external security light. Access round to the oil tank and external boiler. The WELL-APPOINTED & BEAUTIFULLY LANDSCAPED rear garden is predominantly laid to lawn, enjoying a central concrete pathway, attractive planted and raised plant b. Filling the garden space with colour and personality. There are a variety of mature trees, access into the attached workshop and potting shed. Part walled and fenced boundaries, with an unspoiled open outlook behind. Leaving you to bask in a your own world of picturesque tranquility!

Approximate Size: 1,020 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating, via an external boiler 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.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

North Kesteven District Council.

Council Tax: Band 'C'

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:

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 an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

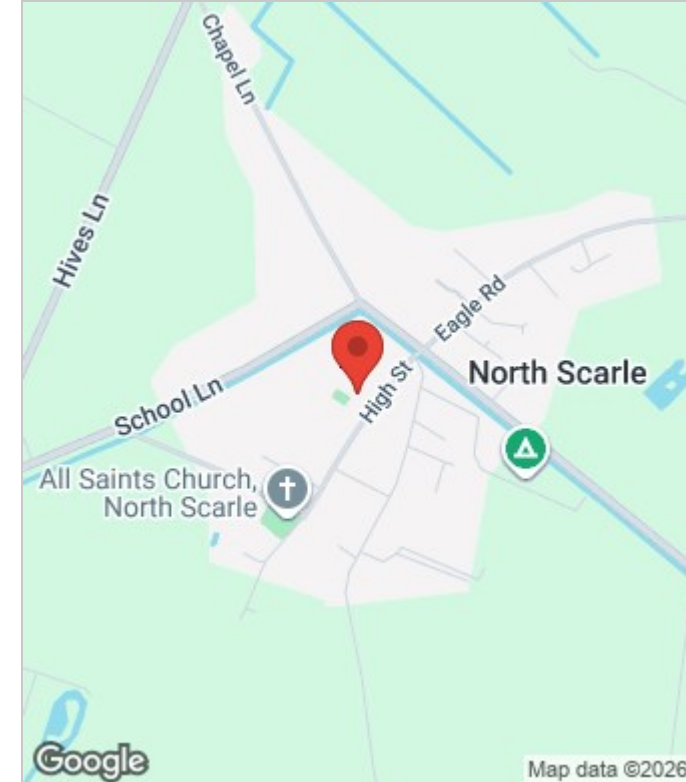
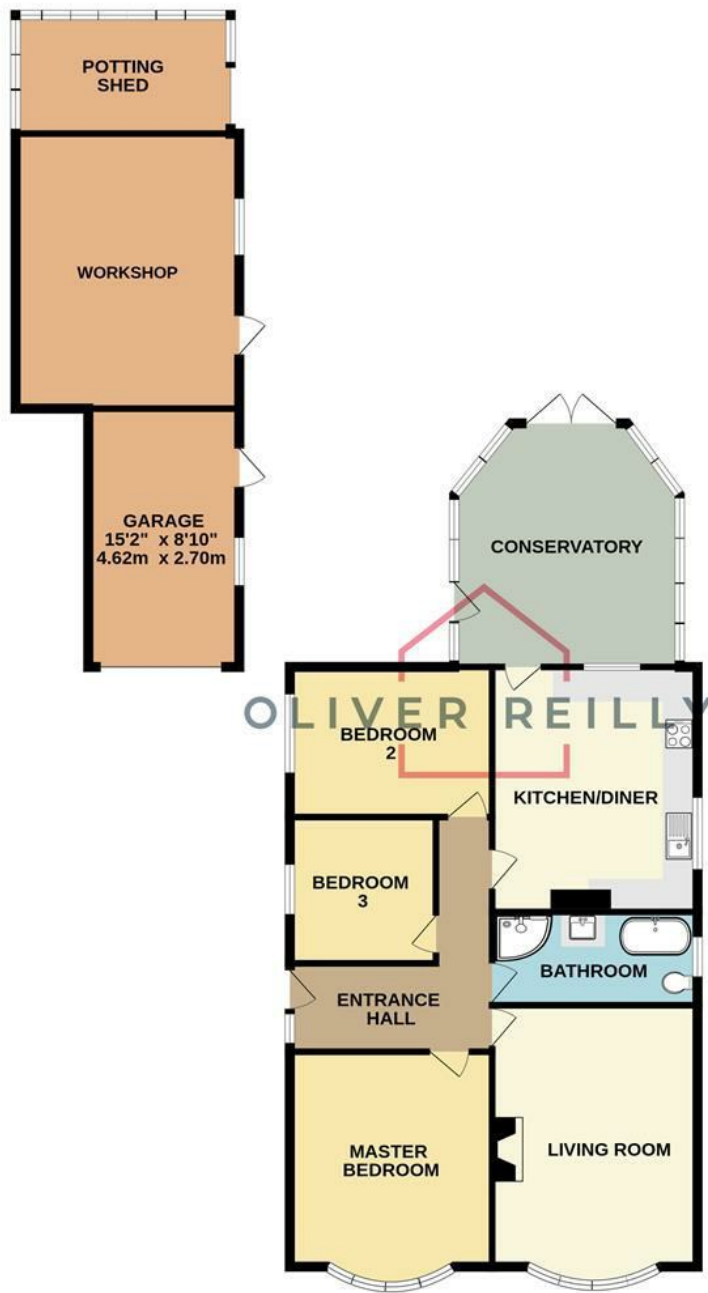
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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	