



**South Scarle Lane, Swinderby, Lincoln**

**Guide Price £300,000-£325,000**

**MARTIN & CO**

South Scarle Lane, Swinderby,  
Lincoln

House - Link Detached  
3 Bedrooms, 2 Bathrooms

Guide Price £300,000-£325,000

- Link-Detached Character Cottage
- Many Original Features
- Enclosed Garden with Open Field Views
- Secure Gated Parking
- Three Double Bedrooms
- Family Bathroom plus 'Jack & Jill' Ensuite
- Reception Rooms Separated by Original Fireplace
- Spacious Kitchen with Pantry
- Tenure - Freehold / EPC Rating - D / Council Tax Band - TBA
- No Onward Chain



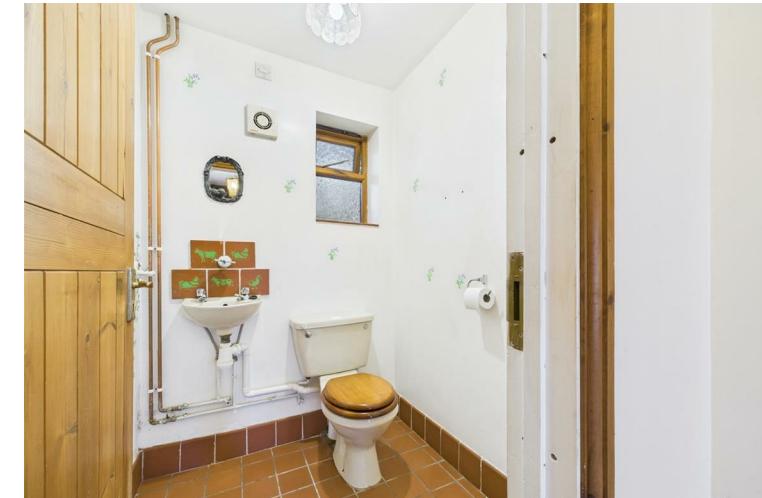
£300,000-£325,000 Guide Price. Three bedroom link-detached character cottage on South Scarle Lane in Swinderby. Comprising internally of an entrance porch, cloakroom, spacious kitchen with pantry, two reception rooms, three bedrooms including a family bathroom and 'Jack&Jill' ensuite. Externally offering an enclosed garden with open field views and a secure driveway, suitable for multiple vehicles to park off road. Additional garden area and potential adjacent paddock with stable may be available. Viewings are by appointment only and the property benefits from being sold with no onward chain.

The cottage is believed to be 250-300 years old, formally a tied cottage until approximately 50 years ago, having been extended upwards and outwards over the years, yet still retaining many of its original features. Despite no known previous flooding within the property and being rated a circa

140 year risk of flooding, in October 2023, Storm Babet's flood water poured over the fields and into the cottage living room. In two hours it was 200mm (8 inches) deep in the room and front hall but within 48 hours it had all disappeared. Turning a negative into a positive, the current owner removed all the damaged plaster and wiring, replacing it with fully insulated walls and new wiring. Furthermore they created a concrete blockwork inner and outer 600mm (2 foot) high flood barrier around the property, having been independently certified by a firm of consultants acting for Lincolnshire County Council.

Worried about the risk of repeat flooding? Come and see what safeguards / reassurance an investment of some £10,000 in flood defences to the property has produced.

Situated in Lincolnshire but on the county boundary with Nottinghamshire, approximately 1 mile from Swinderby and



even less to the Nottinghamshire village of South Scarle. Whilst, it offers the tranquility and benefits of a rural location, it also has good access to the well served Collingham and Witham St Hughs communities which are only a short drive away. Local amenities to Swinderby include a bus service, public house, church, village hall, two playing fields and primary schooling at the All Saints CofE. Swinderby also offers additional transport with a railway station on the Nottingham to Lincoln line.

EPC Rating - D

Council Tax Band - To be assigned

Tenure - Freehold

Porch

4'2" x 4'2"

Glazed entrance door with opening side panel and side windows with lighting.

Entrance Hall

Stepping through a glazed oak stable door onto clay tiled flooring with an inset mat well. Pendant light fittings, mains consumer unit, alarm control panel, radiator, double glazed window and sliding door storage. Access to the loft via a fitted loft ladder with lighting.

Cloakroom

4'11" x 4'8"

Low level WC, wall mounted wash basin, clay floor tiles, double glazed window, radiator, light fittings and extractor.

Kitchen

25'7" x 7'11"

Base and eye level solid wood units with a mix of work surfaces incorporating both an oak breakfast bar and an inset composite twin sink and drainer. Fitted Rangemaster cooker with an extractor over, integrated dishwasher plus dual aspect double glazed windows. Clay tiled floors, radiator, pendant fittings, double glazed windows to the front, side and rear.

Pantry

6'7" x 4'11"

Shelved surround with double door entry off the kitchen, clay tiled flooring, light fitting and a double glazed window.

Dining Room

11'6" x 8'8"

A room full of character and charm having exposed beams and ceiling believed to be circa 18th. Century. Wall lighting, radiator, double glazed window and open to the living room.

Living Room

12'11" x 11'9"

The multi fuel stove acts as the perfect separation to the dining room and living room with dual aspect double glazed windows, radiator and wall lighting.

Hall

Double glazed windows, wall lighting, radiator and storage cupboards housing the Ideal combination boiler. Stairs rising to the first floor.

Stairs / Landing

Exposed wooden floors with a double glazed window offering an unobstructed view across the neighbouring fields and farmland, radiator, light fitting and a storage cupboard.

Bedroom

12'10" x 7'8"

Double glazed dual aspect room with exposed wooden floors, radiator, light fitting and a shelved storage cupboard.

'Jack & Jill' Bathroom

7'10" x 5'1"

Three piece suite with a low level WC, pedestal wash basin and a panel bath with electric Triton shower over. Double glazed window, exposed wooden floor, heated towel rail, light and extractor.

Bedroom

12'1" x 10'10"

Double glazed window, carpet flooring, radiator, pendant fitting and fitted bedroom furniture. Access to the loft.

Bedroom

13'5" x 12'5"

Double glazed window, exposed wood flooring, radiator, light fitting and fitted bedroom furniture.

Bathroom

9'7" x 5'4"

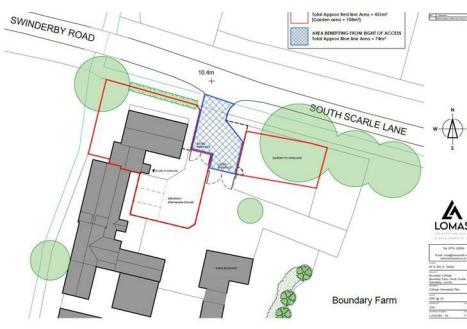
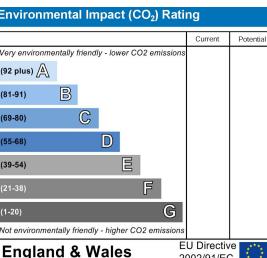
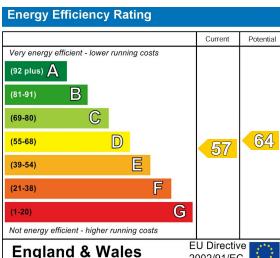
Three piece suite with a low level WC, pedestal wash basin and a panel bath with a shower head and hose attachment. Double glazed window, exposed wooden floor, radiator and light fitting.

Outside

Upon approaching the property via the shared access, you're greeted with wrought iron gates leading to the extensive gravelled courtyard and private patio seating area. Adjacent to the initial approach is access to the above ground LPG tank. To the side of the property is an enclosed garden with planted trees and borders to enjoy the open field views. Gated access to both the garden and separately the property within the walled perimeter. Externally the property further benefits from lighting, power and a CCTV system which can be included within the sale if desired.

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.





Floor 0

Approximate total area<sup>(1)</sup>

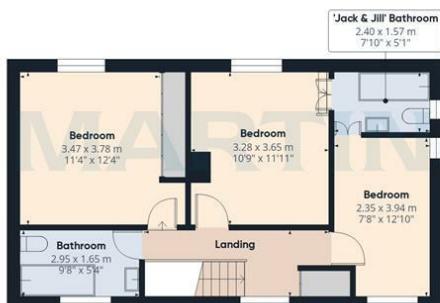
119.9 m<sup>2</sup>

1293 ft<sup>2</sup>

Reduced headroom:

1.3 m<sup>2</sup>

14 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces.

Reduced headroom:

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically

mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**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.