



**Fourth Avenue, Scampton, Lincoln**  
**Asking Price £170,000**

**MARTIN&CO**

Fourth Avenue, Scampton,  
Lincoln  
House - Semi-Detached  
3 Bedrooms, 1 Bathroom  
£170,000

- Three-Bedroom Semi-Detached House
- Kitchen/Diner
- Owned Solar Panels
- Off Road Parking
- Enclosed Rear Garden
- Council Tax Band - A
- EPC - B
- Freehold

A well-presented three-bedroom semi-detached property situated RAF Scampton, offering a spacious rear garden, off-road parking and the benefit of fully owned solar panels.

The property provides a functional and versatile layout, making it an ideal home for a range of buyers. The accommodation briefly comprises an entrance hallway, comfortable lounge, fitted kitchen/diner, and to the first floor, three bedrooms and a family bathroom.



### Paragraph

A well-presented three-bedroom semi-detached property situated in RAF Scampton, offering a spacious rear garden, off-road parking and the benefit of fully owned solar panels. The property provides a functional and versatile layout, making it an ideal home for a range of buyers. The accommodation briefly comprises an entrance hallway, comfortable lounge, fitted kitchen/diner, and to the first floor, three bedrooms and a family bathroom.

Council Tax - Band A

Tenure - Freehold

EPC - B

### Entrance Hall

With stairs rising to the first floor and useful understairs storage cupboard.

### Lounge

15'1" x 11'5"

A comfortable reception room featuring a bay window to the front aspect and radiator.

### Kitchen/Diner

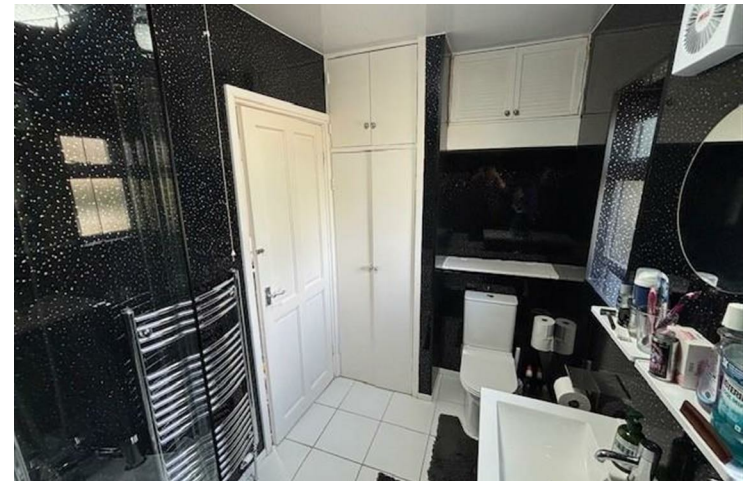
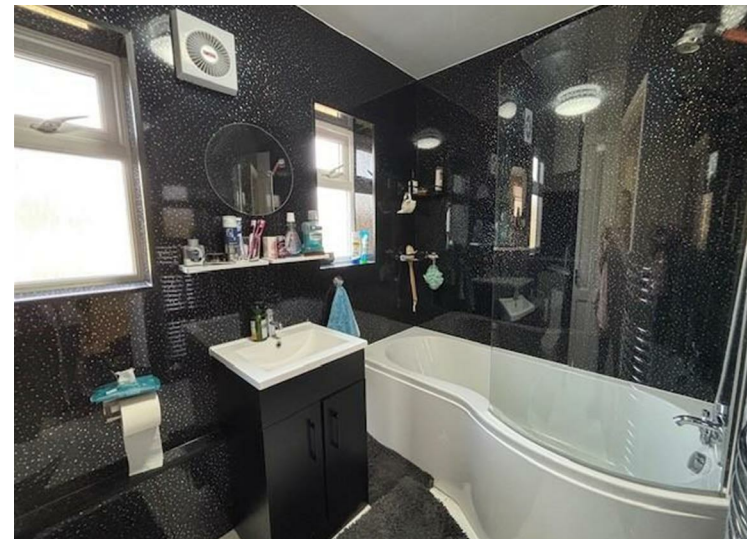
22'0" x 8'5"

A spacious and versatile kitchen/dining area with windows overlooking the rear garden and a door providing access to the outside.

The kitchen is fitted with a range of wall and base units with worktops over, sink with drainer unit, electric oven and gas hob with extractor hood. There is space for both a washing machine and tumble dryer, together with a breakfast bar and radiator.

### Landing

With stairs leading to the ground floor.



**Bedroom One**  
15'1"x 11'1"  
A double bedroom with window to the front aspect, fitted wardrobe and radiator.

**Bedroom Two**  
12'0" x 8'5"  
A further bedroom with window overlooking the rear aspect, fitted wardrobe and radiator.

**Bedroom Three**  
14'11"x 6'0"  
A versatile third bedroom with window to the front aspect, useful storage cupboard and radiator.

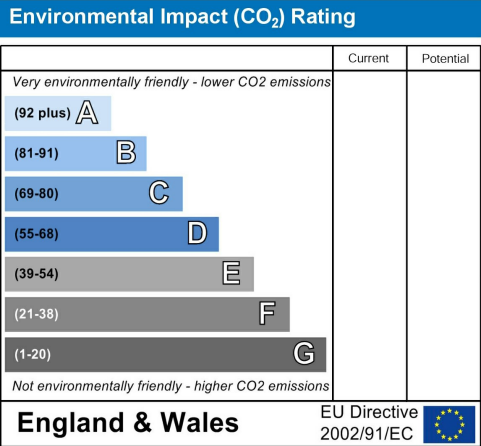
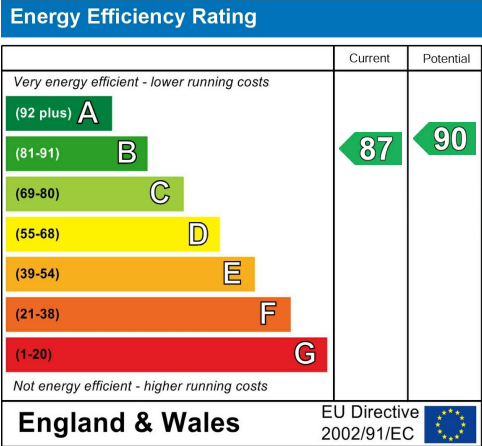
**Bathroom**  
Fitted with a low-level WC, wash hand basin and panelled bath with shower over. The room also benefits from windows to the rear aspect, storage cupboard and radiator.

**Outside**  
To the front of the property is off-road parking for two cars, together with a lawned garden and pathway leading to the entrance door. The rear garden is enclosed and predominantly laid to lawn, with a paved patio area providing space for outdoor seating and entertaining. There is also a useful garden shed. The property further benefits from fully owned solar panels.

**Agent Notes**  
The home is equipped with 16 solar panels, fitted in 2018, operating under a 50/50 feed-in tariff arrangement. Around half of the electricity generated is used by the property, with the remaining energy supplied back to the national grid. There is also a flying freehold regarding bedroom three  
**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.

**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.





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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.