



**Cumberland Close, Scampton,
Lincoln**

Asking Price £240,000


MARTIN&CO

Cumberland Close, Scampton,
Lincoln

House - Semi-Detached
3 Bedrooms, 2 Bathroom
Asking Price £210,000

- Modern three bedroom semi detached home
- Off road parking
- Ideal first time purchase or family home
- En-suite to the master bedroom
- Spacious Garden & Parking
- Council Tax - Band B
- Tenure - Freehold
- EPC - B



Situated within the popular development in the desirable village of Scampton, this well presented three bedroom semi detached home offers stylish and practical accommodation, making it an ideal purchase for first time buyers, growing families or those looking to downsize. Benefitting from a spacious kitchen diner, en-suite to the master bedroom, enclosed rear garden and off road parking, this fantastic home is ready to move straight into.

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Entrance Hall
12'9" x 7'8"
Entrance with vinyl flooring, composite front door,

radiator, pendant light fitting, useful under stairs storage cupboard and carpeted staircase rising to the first floor.

Living Room
15'1" x 11'3"
A bright and comfortable reception room with fitted carpet, uPVC window to the front elevation, radiator and chandelier-style light fitting.

Kitchen
10'4" x 18'0"
A spacious kitchen fitted with a range of base and eye level units with ample worktop space, vinyl flooring, spotlights over the kitchen area and a chandelier style light fitting above the dining space. There is space for a washing machine and fridge freezer, a uPVC window overlooking the rear garden and uPVC patio doors providing access to the garden.



WC
5'6" x 3'4"
Fitted with a low-level WC, wall mounted porcelain wash hand basin, vinyl flooring, radiator and pendant light fitting.

Stairs & Landing
11'9" x 6'4"
Carpeted landing with pendant light fitting, loft access (partially boarded), airing cupboard and uPVC window to the side elevation.

Bedroom
11'7" x 9'10"
Double bedroom with fitted carpet, radiator, pendant light fitting, uPVC window to the front aspect and access to the ensuite.

Ensuite
2'11" x 8'8"
Comprising a shower cubicle with bifold door and mixer

shower, low level WC, pedestal wash hand basin and vinyl flooring.

Bedroom
10'5" x 9'10"
Double bedroom with fitted carpet, radiator, pendant light fitting and uPVC window overlooking the rear garden.

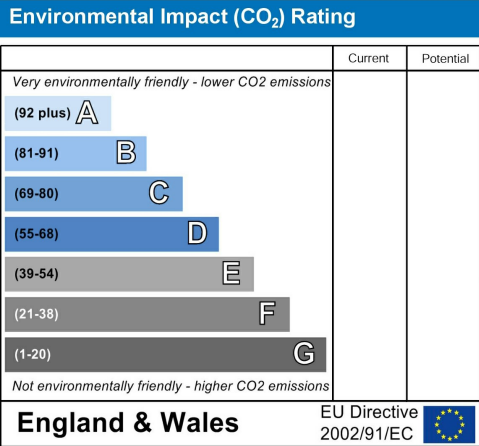
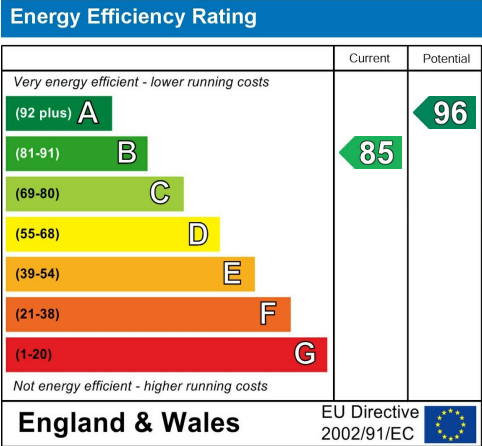
Bedroom
7'2" x 7'11"
Third bedroom with fitted carpet, radiator, pendant light fitting and uPVC window to the front elevation.

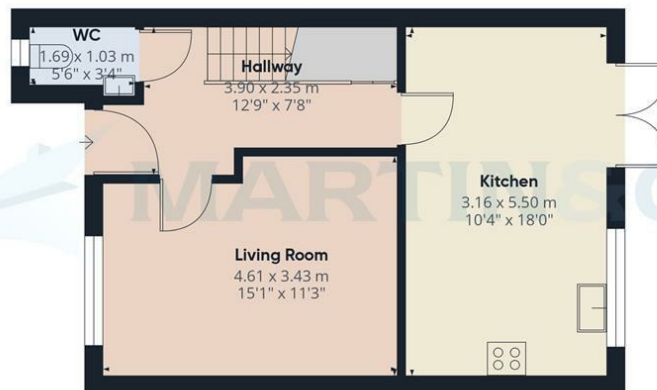
Bathroom
6'1" x 7'9"
Fitted with a panelled bath with mixer tap, low level WC, pedestal wash hand basin, chrome ladder style heated towel rail, vinyl flooring, globe light fitting and obscure uPVC window to the rear.

Outside
To the rear, the enclosed garden is mainly laid to lawn with a patio seating area, garden shed and gated side access to the front of the property.

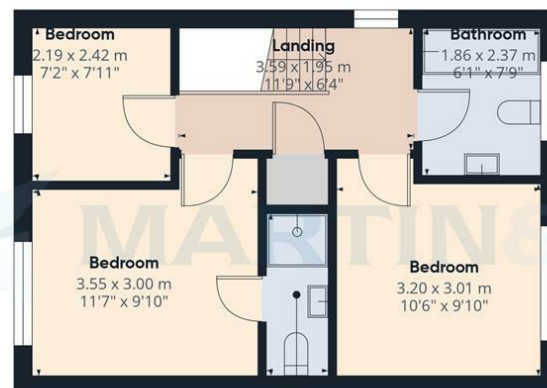
To the front, there is a shared block-paved access leading to a gravel driveway providing off road parking.

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



Floor 1



Approximate total area⁽¹⁾

83.4 m²

898 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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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.

