

**Westmoreland Avenue, Scampton, LN1**

**Asking Price £200,000**





Westmoreland Avenue,  
Scampton, LN1

House - Semi-Detached  
3 Bedrooms, 1 Bathroom

Asking Price £200,000

- No Onward Chain
- Driveway Parking
- Good Sized Rear Garden
- Modern Fitted Kitchen and Bathroom
- Spacious Lounge Diner
- Village Location
- Service Charge - £300PA (£25pcm)
- Tenure - Freehold
- EPC Rating - C
- Council Tax Band - A



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

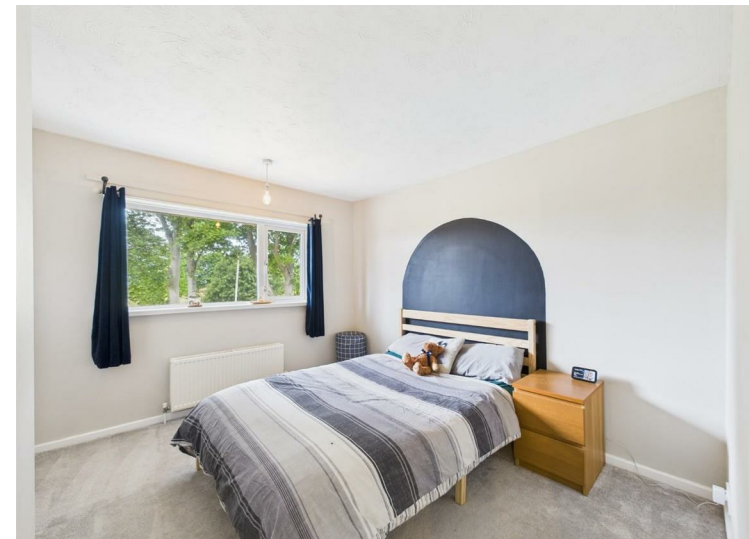
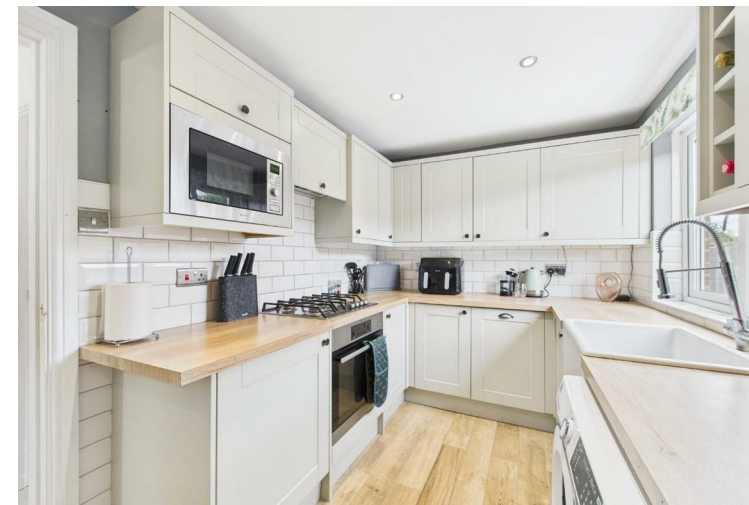
Three bedroom semi-detached property situated on the popular residential development within the village of Scampton. Comprising internally of an entrance hall, spacious lounge diner and a modern fitted kitchen, three bedrooms and a bathroom with separate WC. Driveway parking and a good sized rear garden. No onward chain.

Situated within the former RAF accommodation for RAF Scampton with a shop onsite. The village of Scampton is located nearby which offers local amenities including a public house, church and primary school. The village has a regular bus service into the Cathedral City of Lincoln.

EPC Rating - C  
Council Tax Band - A  
Tenure - Freehold

Service Charge  
Service Charge - £300 per annum (£25pcm)  
County Way Management Company  
This covers the maintenance and upkeep of the public open spaces.  
Reviewed annually.

This information has been provided by the vendor and must not be relied upon or taken as accurate.  
Purchasers must satisfy themselves in this respect.





#### Entrance Hall

Composite front door with PVC side panel, wood effect laminate flooring, radiator, Danfoss thermostat control, pendant fitting and stairs rising to the first floor with built in storage below.

#### Lounge Diner

18'7" x 16'4" (max measurements).

Dual aspect room with PVC windows to the front and rear, wood effect laminate flooring, two light fittings and two radiators.

#### Kitchen

18'4" x 7'3"

Base and eye keel units with laminated work surfaces, tiled splash backs and an inset Belfast sink. Fitted oven, gas hob with extractor over plus an integrated microwave, space and plumbing for a washing machine with further space for a fridge freezer. PVC door giving access to the garden, PVC windows to the front and side, tiled flooring, radiator and a spot lit ceiling. Ideal combination boiler is housed along with the mains consumer unit.

#### Stairs / Landing

Carpet flooring, pendant fitting, inbuilt storage cupboard and access to the partially boarded loft.

#### Bedroom

10'11" x 9'10"

PVC front facing window, carpet flooring, pendant fitting, radiator and an inbuilt wardrobe.

#### Bedroom

8'11" x 7'4"

PVC window to the rear, carpet flooring, pendant fitting, radiator and an inbuilt wardrobe.

#### WC

4'10" x 2'8"

Concealed cistern WC, PVC rear window, tiled flooring and a spot lit ceiling.

#### Bathroom

7'4" x 5'9"

P shaped shower bath with mains overhead rainfall thermostatic shower and a separate handheld body sprayer. Vanity wash basin, tiled flooring, PVC side window, radiator, spot lit ceiling with extractor.

#### Bedroom

12'5" x 10'11"

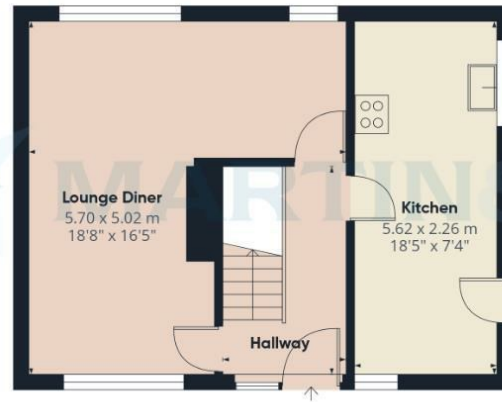
PVC front facing window, wood effect laminate flooring, pendant fitting, radiator and an inbuilt wardrobe.

#### Outside

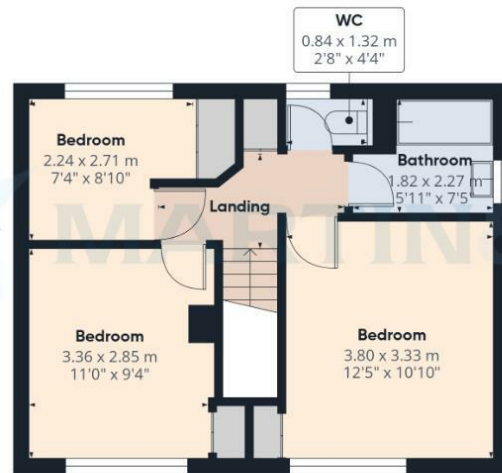
To the front a small garden laid to lawn with a dropped curb allowing for off road parking on the block paved driveway. Outside lighting and gated access to the rear. The rear offers a generous corner plot garden being most laid to lawn with two separate patio areas, raised deck, outside lighting, lower and water supply.

#### 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<sup>(1)</sup>**  
78.3 m<sup>2</sup>  
843 ft<sup>2</sup>

(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.