



**South Scarle Lane, North Scarle,
Lincoln
Asking Price £260,000**


MARTIN & CO

South Scarle Lane, North Scarle,
Lincoln

Bungalow - Detached
3 Bedrooms, 1 Bathroom

Asking Price £260 000

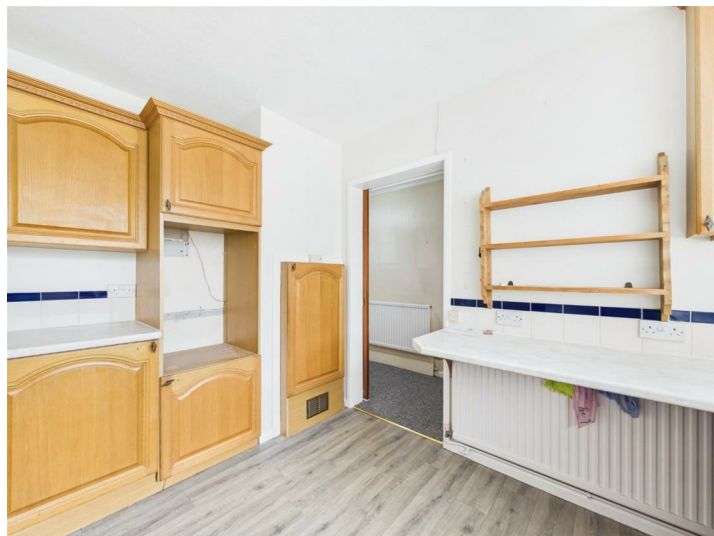
- No Onward Chain
- Village Location
- Sunroom
- Driveway Parking
- Detached Garage
- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - C

Situated in the sought after village of North Scarle, this three bedroom bungalow presents an excellent opportunity for buyers looking to create their ideal home. Requiring full modernisation throughout, the property offers generous accommodation and fantastic potential to add value.

The bungalow briefly comprises a spacious living room, kitchen, three bedrooms, and a family bathroom. Externally, the property benefits from a good sized plot with gardens to the front and rear, as well as off street parking.

Located within a popular rural setting, North Scarle offers a peaceful lifestyle while still providing convenient access to nearby towns and transport links.

This is a rare opportunity for investors or those seeking a renovation project in a desirable location. Early viewing is highly recommended.



Situated in the sought after village of North Scarle, this three bedroom bungalow presents an excellent opportunity for buyers looking to create their ideal home. Requiring full modernisation throughout, the property offers generous accommodation and fantastic potential to add value.

The bungalow briefly comprises a spacious living room, kitchen, three bedrooms, and a family bathroom. Externally, the property benefits from a good sized plot with gardens to the front and rear, as well as off street parking.

Located within a popular rural setting, North Scarle offers a peaceful lifestyle while still providing convenient access to nearby towns and transport links.

This is a rare opportunity for investors or those seeking a renovation project in a desirable location.

Early viewing is highly recommended.

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

Entrance Hall
19'2" x 3'8"
UPVC front door, carpet flooring, radiator, Honeywell heating thermostat, pendant light fitting.

Living Room
17'9" x 12'0"
Carpet flooring, two wall lights, chandelier style ceiling fitting, UPVC double glazed window to the front, radiator, feature brick built fireplace, additional radiator.



Kitchen
 10'11" x 8'11"
 Range of base and eye level units, electric cooker and hob with extractor fan above, laminate effect worktops, composite sink with mixer tap, consumer unit housed within cupboard, oil boiler within cupboard, spotlight fittings, space for washing machine and undercounter fridge, radiator.

Bathroom
 6'5" x 8'11"
 Walk in shower with electric Triton shower, vinyl flooring, pendant light, low level WC, porcelain pedestal basin with mixer tap, airing cupboard housing water tank, radiator.

Sun Room
 3'11" x 6'9"
 Carpet flooring, UPVC and part brick construction, access to the garden.

Bedroom
 12'6" x 9'10"
 Carpet flooring, built in wardrobe storage, pendant light fitting, double doors through to Bedroom Three, UPVC double glazed window to the rear, radiator.

Bedroom
 12'5" x 7'6"
 Carpet flooring, pendant light fitting, UPVC double glazed window to the rear, radiator.

Bedroom
 9'4" x 7'4"
 Carpet flooring, pendant light fitting, loft access, single glazed door leading to sunroom.

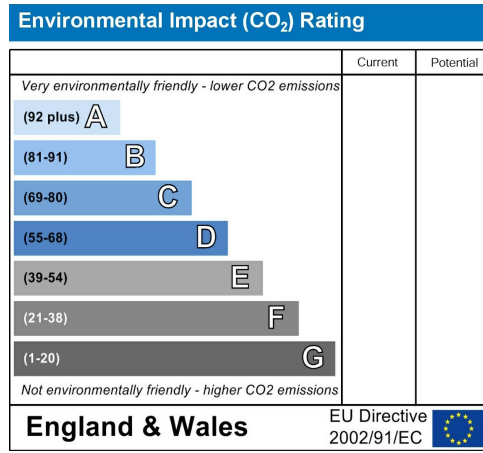
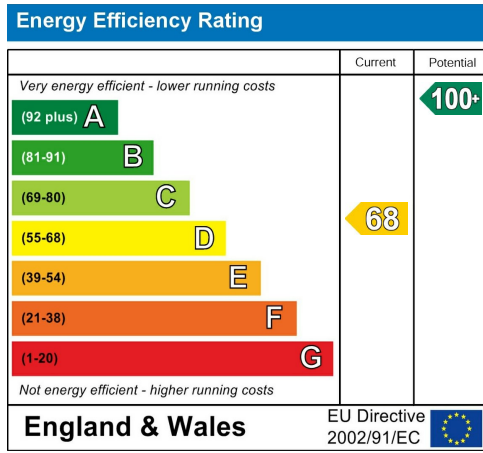
Garage
 17'10" x 14'2"
 Manual up and over door, with power and lighting.

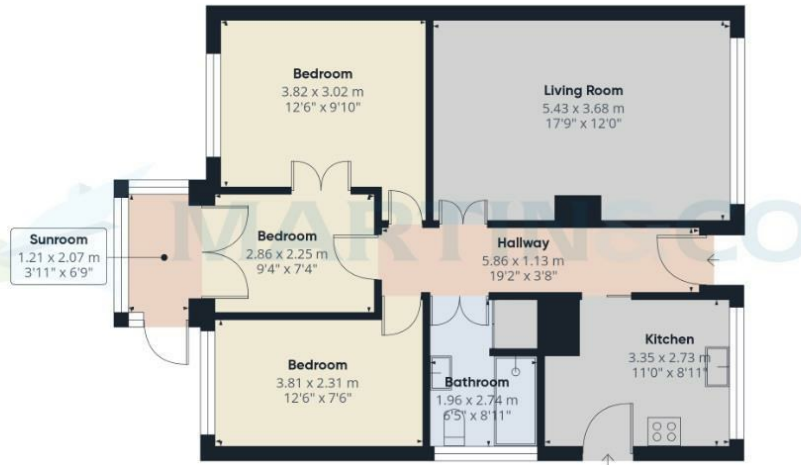
Outside
 To the rear is a block paved garden with raised beds and access to garage.

To the front is a patio area with raised beds.

Block paved driveway providing parking for multiple vehicles.

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 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 94.7 m²
 1019 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.

GIRAFFE360

Martin & Co Lincoln Lettings
 33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW
 01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>



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.