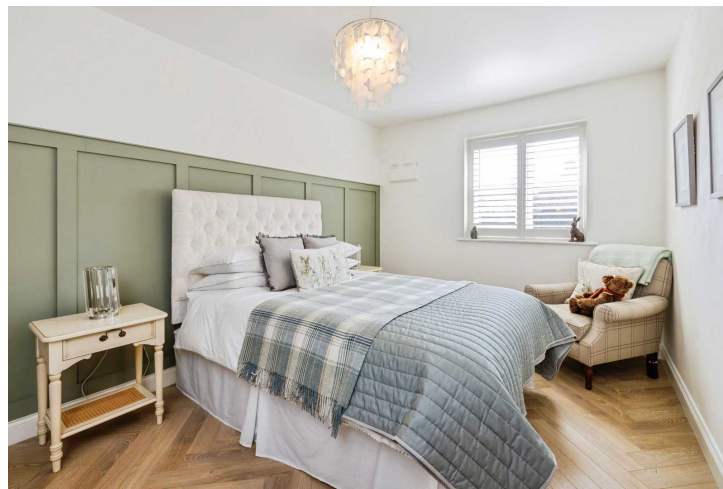




The Crofts, North Scarle, Lincoln,
Lincolnshire, LN6

Asking Price: £525,000

Tenure: Freehold



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The Crofts, North Scarle, Lincoln, Lincolnshire, LN6
Asking Price: £525,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: C
Local Authority: North Kesteven District Council,
Sleaford

Other important information which you will need to know about this property can be found at your-move.co.uk

FOUR DOUBLE BEDROOM BUNGALOW WITH TWO ENSUITES Constructed in 2020 was this spectacular Bungalow which sits on a small, exclusive development and would suit a wide range of buyers who are looking for modern, contemporary living on one level. A viewing is highly recommended! North Kesteven District Council-Band D.

Hall
Composite front entrance door, loft access, airing cupboard off, tiled flooring.

WC
Having low level WC, vanity wash hand basin, extractor fan, tiled flooring.

Living Room
17'4" x 15'2" (5.28m x 4.62m)
Double glazed bay window to front aspect, feature log burning stove, herringbone flooring.

Kitchen-Diner
19' x 14'4" (5.8m x 4.37m)
Being fitted with a range of eye level wall and base units with contrasting Granite work surfaces fitted over, central island which incorporates a breakfast bar, integrated appliances to include; double oven, fridge freezer, dishwasher, induction hob which has an extractor hood fitted over, one and a half bowl sink unit with drainer and mixer tap over, double glazed windows to rear and side aspects, uPVC double doors to rear aspect, tiled flooring.

Utility Room
6'7" x 5'1" (2m x 1.55m)
Having fitted work surfaces, wall mounted gas

boiler, space and plumbing for appliances, frosted composite rear door, tiled flooring.

Bedroom 1
15'1" x 13'1" (4.6m x 4m)
Double glazed window to front aspect, fitted wardrobes, herringbone flooring.

Ensuite
7'6" x 5'6" (2.29m x 1.68m)
Fully tiled three piece suite comprising of walk in shower cubicle, low level WC, vanity wash hand basin, double glazed frosted window to side aspect, chrome heated towel rail, extractor fan, shaving point.

Bedroom 2
14'5" x 9'3" (4.4m x 2.82m)
Double glazed window to rear aspect, herringbone flooring.

Ensuite
6'3" x 5'1" (1.9m x 1.55m)
Fully tiled three piece suite comprising of shower cubicle, low level WC, vanity wash hand basin, chrome heated towel rail, extractor fan, shaving point.

Bedroom 3
14'5" x 9'3" (4.4m x 2.82m)
Double glazed window to rear aspect, fitted wardrobes, herringbone flooring.

Bedroom 4
11'7" x 9'5" (3.53m x 2.87m)
Double glazed window to front aspect, herringbone flooring.

Bathroom
7'6" x 5'6" (2.29m x 1.68m)
Part tiled three piece suite comprising of panelled bath tub, low level WC, vanity wash hand basin, double glazed frosted window to side aspect, chrome heated towel rail, extractor fan, shaving point.

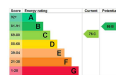
Double Garage & Parking

17'6" x 17'11" (5.33m x 5.46m)
Having electric roller door, power and lighting, personal side door. The driveway is located in front of the Double Garage.

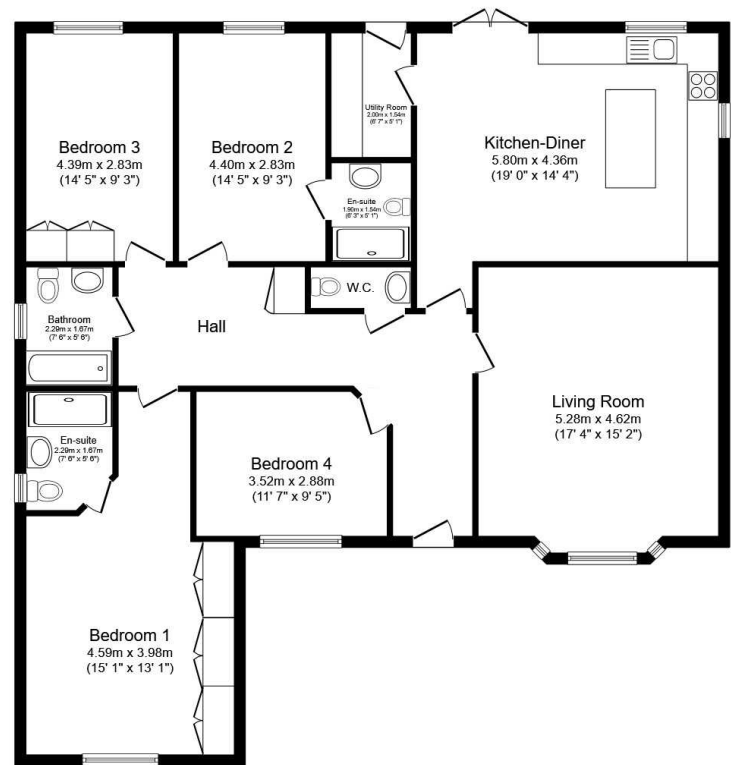
Outside
The property sits on a very expansive wrap around plot which is mainly laid to lawn with a large patio and covered area which is laid to composite decking. There are a wide variety of plants and shrubs laid. The garden is enclosed by hedge borders and fencing.

Agents Note
The property benefits from underfloor heating throughout.

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For full EPC please contact the branch.



Total floor area 146.0 sq.m. (1,571 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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