

**DRAFT**

***MAIN STREET,  
SCOPWICK, LN4 3NW***



**£375,000**

***A spacious Four Bedroom Detached Bungalow, located in this picturesque village and situated on a plot measuring Two Thirds Of An Acre (subject to survey), with a further Half Acre Orchard (subject to survey) and offered to the market with No Forward Chain. The property could benefit from some cosmetic updating internally, however offers good sized accommodation measuring in excess of 1500 sq ft with Oil Central Heating and Double Glazing. The full accommodation comprises 20' Lounge, Dining Room, Kitchen, Utility Room, Four Generous Bedrooms, Bathroom and Separate Shower Room. Outside, there is a sweeping driveway providing Ample Off Road Parking which leads to the Single Detached Garage which is larger than average, whilst the large South Facing Rear Garden is particularly private and backs on to the Beck offering a particularly picturesque retreat. A bridge across the Beck leads to the Orchard. Only from viewing can the spacious accommodation and superb grounds be fully appreciated.***

**Directions:**

Travelling from Sleaford on the A153, head North and proceed through the villages of Ruskington, Dorrington and Digby. Continue into the village of Scopwick and take the second turning on the right into Main Street where the property is located on the right hand side as indicated by our 'For Sale' board.

A storm porch leads to the double glazed entrance door providing access to the Entrance Hall having coved ceiling, radiator and airing cupboard.

**Bedroom 2: 3.84m (12'7") x 2.97m (9'9")**

Having two double built-in wardrobes, coved ceiling and radiator.

**Bedroom 3: 3.25m (10'8") x 3.17m (10'5")**

Having coved ceiling and radiator.

**Bathroom:**

Being fully tiled and having close coupled w.c, vanity hand washbasin with mixer tap, panelled bath with mixer tap and mains fed shower attachment over, airing cupboard and radiator.

**Utility Room: 3.17m (10'5") x 2.08m (6'10")**

Having Belfast sink with pillar taps, store cupboards and radiator.

**Inner Hall:**

Having cupboard housing the oil central heating boiler, coved ceiling, tiled floor and side entrance door.

**Kitchen: 3.17m (10'5") x 3.10m (10'2")**

Having a range of matching wall and base units with worktop over, single drainer stainless steel inset sink with mixer tap, double eye level electric oven, inset four ring LPG gas hob with cooker hood over, built-in fridge freezer, tiled splashbacks and tiled floor.

**Dining Room: 6.10m (20'0") x 2.82m (9'3") max**

Having sliding patio doors to the rear garden and two radiators.

**Lounge: 6.12m (20'1") x 3.78m (12'5")**

Having feature brick built fireplace, four wall light points, coved ceiling and radiator.

**Inner Hall:**

Having store cupboard, coved ceiling and loft access.

**Bedroom 1: 3.86m (12'8") x 3.53m (11'7")**

Having coved ceiling and radiator.

**Bedroom 4/Study: 3.84m (12'7") x 2.39m (7'10")**

Having coved ceiling and radiator.

**Shower Room:**

Being fully tiled and having close coupled w.c, vanity hand washbasin with mixer tap, walk-in shower cubicle with electric shower and white towel radiator which also has a separate electricity supply.



**Bedroom 2**



**Bedroom 3**



**Bathroom**



**Utility Room**



**Kitchen**

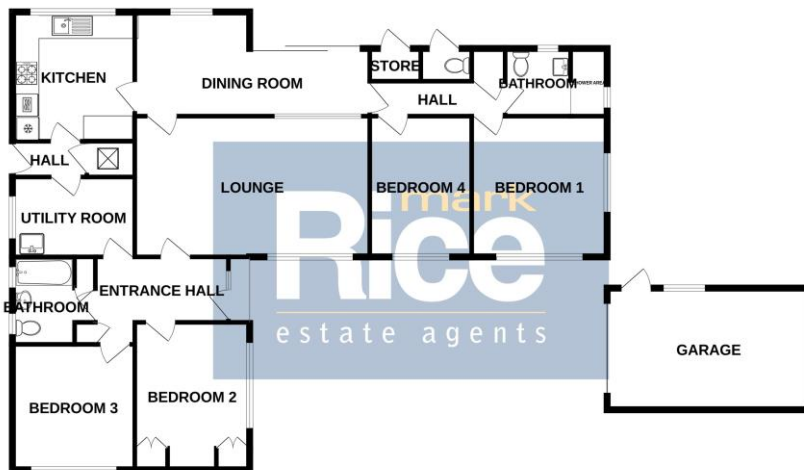


**Outside:**

A sweeping tarmac drive provides **Ample Off Road Parking** and approaches the **Single Detached Garage 5.28m (17'4") x 3.17m (10'5")**, being larger than average and having an electric up and over door, light, power points, loft storage and personal door. The remainder of the front garden is laid mostly to lawn, partially enclosed by timber fencing and has a number of decorative, mature trees. Two external lights are fitted. A timber gate provides access to the **South Facing Rear Garden** having a large lawn area, a good sized patio area with decorative pond, borders laid to gravel with a number of mature hedges, a further side path leading to the **Three Greenhouses and Timber Sheds**. There is a further **Metal Shed** which is included within the sale. The oil tank is situated in the garden and a cold water tap is also fitted. There is an outside **W.C and Store** built in to the property. The garden leads down to the **Beck** and a timber bridge provides access to the **Orchard Area** which measures just under half an acre (subject to survey) and is laid to lawn with a variety of mature trees and wild shrubs and is enclosed by fencing.

Council Tax Band D.

GROUND FLOOR  
1511 sq.ft. (140.4 sq.m.) approx.



TOTAL FLOOR AREA: 1511 sq.ft. (140.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Further Kitchen Aspect**



**Dining Room**



**Lounge**



**Bedroom 1**



**Bedroom 4/Study**



***Shower Room***



***Rear Garden***



***Orchard***

*Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

*Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

*Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

*Reference 28/3/24*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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