

***WILLOW CLOSE,  
SCOPWICK, LN4 3PJ***



***£275,000***

***A spacious Three Bedroom Detached Bungalow located in a quiet cul-de-sac within this picturesque and popular village, with a Fully Enclosed East Facing Rear Garden, Ample Parking and offered to the market with No Forward Chain. The property benefits from Oil Central Heating and Double Glazing and has full accommodation comprising Entrance Hal, Lounge, Kitchen, Utility Room, Three Spacious Bedrooms and Family Bathroom. A drive to the front of the property provides Off Road Parking and the rear garden is much larger than average and has a store area which could be converted into an en-suite to the master bedroom, subject to the necessary consents.***

**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. Take the first turning on the left into Spring Estate and at the 'T' Junction, turn right and follow the road as it turns into Willow Close and the property is located on the right hand side, as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having built-in store cupboard, coved ceiling and radiator.

**Lounge:** 4.75m (15'7") x 3.68m (12'1")

Having multi-fuel burner, bow window, coved ceiling and radiator.

**Kitchen:** 4.11m (13'6") x 2.92m (9'7")

Having a range of matching wall and base units with worktop over, single drainer inset composite sink with mixer tap, double eye level electric oven with built-in microwave, four ring induction hob with glass extractor unit over, tiled splashbacks, integrated dishwasher, coved ceiling, smoke alarm, radiator and door to the:

**Utility Room:** 3.58m (11'9") x 1.90m (6'3")

Having worktop, space and plumbing for washing machine, space for tumble drier, space for fridge freezer, tiled floor, electric radiator and door providing access to the rear garden.

**Bedroom 1:** 4.39m (14'5") x 2.44m (8'0")

Having loft access, coved ceiling and radiator.

**Bedroom 2:** 2.84m (9'4") x 2.64m (8'8")

Having coved ceiling and radiator.

**Bedroom 3:** 3.20m (10'6") x 2.34m (7'8")

Having coved ceiling and radiator.

**Bathroom:**

Being part tiled and having a concealed cistern w.c, bowl style vanity hand washbasin with mixer tap, panelled bath with mixer tap and mains fed shower over, shower curtain, coved ceiling, airing cupboard and radiator.

**Outside:**

To the front of the property a concrete drive has been extended by gravel to provide **Off Road Parking** for several vehicles, and there is a block paved border, lawn and decorative hedge. A timber gate provides access to the **Rear Garden** which is East facing and particularly private as not overlooked, having a gate providing access to a footpath behind, patio area, lawn, gravelled borders and path, further patio area, large timber shed and a number of water butts, all enclosed by timber fencing. A cold water tap is also fitted.

Council Tax Band B.



**Lounge**



**Kitchen**



**Utility Room**



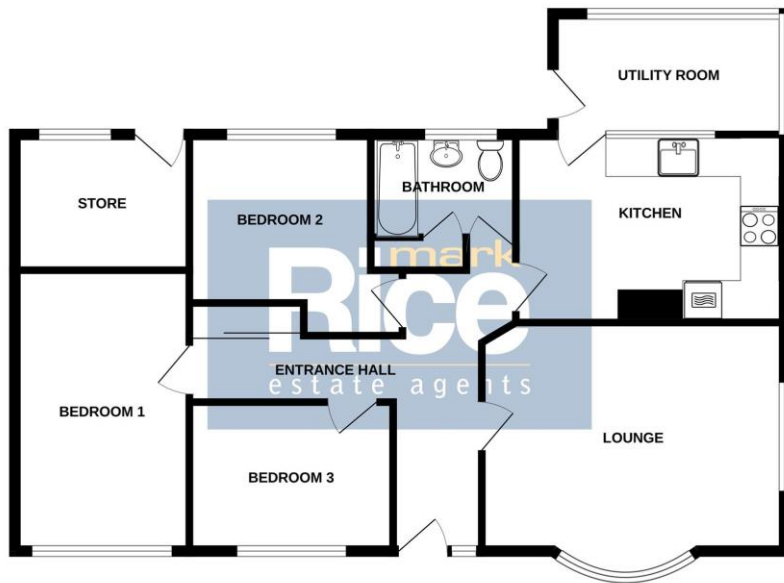
**Bedroom 1**



**Bedroom 2**



GROUND FLOOR  
926 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA - 926 sq.ft. (86.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>52</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Bedroom 3**



**Bathroom**



**Rear Garden**



**Further Aspect**

*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 16/01/2025*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
Telephone 01529 414488**