



## 3 Heath Road

Scothern, Lincoln, LN2 2FJ

**£295,000**

An immaculately presented and modern three bedroomed detached family home situated on the edge of this sought after development with fantastic open countryside views to the front. Internally the property offers living accommodation to briefly comprise of Hallway, Downstairs WC, Lounge, Kitchen Diner with a range of integral appliances, Utility Area and First Floor Landing leading to three Bedrooms, En-Suite to Bedroom 1 and Family Bathroom. Outside the property has an attractive garden to the rear with two parking spaces and a Single Garage. Viewing of the property is essential to appreciate the accommodation on offer.



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**SERVICES** - All mains services available. Gas fired central heating. Full fibre broadband connection.

**MANAGEMENT CHARGE** - £18.00 per calendar month to maintain the communal green areas.

**EPC RATING** - B.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.



**DIRECTIONS** - Leave Lincoln via the A158 and proceed to the village of Sudbrooke and then turn left on to Scothern Lane. Continue along this road for some time, taking you into the village of Scothern. Once in the centre of the village at T-junction turn left on to Main Street, continue along and then turn left on to Heath Road where the property can be located on the left hand side.

**LOCATION** - Located within the popular village of Scothern, which lies to the north of the historic Cathedral and University City of Lincoln. The village itself offers a public house, garden centre, village hall with sports fields, Grange Park Community Area, Methodist Church, Parish Church and a School. There are further facilities available in nearby villages of Nettleham and Welton.



## HALLWAY

With composite external door to front elevation, luxury vinyl tiled floor, radiator and stairs to the First Floor Landing.

## WC

5' 8" x 2' 9" (1.73m x 0.84m) With luxury vinyl tiled floor, low level WC, wash hand basin with tiled splash-back, radiator and extractor fan.

## LOUNGE

17' 6" x 9' 11" (5.33m x 3.02m) With timber window to front elevation, double doors to the rear elevation, luxury vinyl tiled floor, electric wall fire and radiator.

## KITCHEN DINER

17' 6" x 9' 0" (5.33m x 2.74m) With timber double glazed windows to front and rear elevations, luxury vinyl tiled floor and two radiators. The kitchen area has a range of wall, base units and drawers with work surfaces over and matching up-stands, integral oven and induction hob with extractor fan over, 1 1/2 bowl stainless steel sink unit and drainer, integral fridge freezer, dishwasher and microwave and spotlights to ceiling.



## UTILITY ROOM

6' 2" x 5' 8" (1.88m x 1.73m) With external door to rear elevation, wall and base unit with work surface over and matching up-stand, plumbing and space for a washing machine and tumble dryer and under stairs storage cupboard.

## FIRST FLOOR LANDING

With banister rail, radiator, timber double glazed window to rear elevation, access to roof void and airing cupboard housing the gas fired central heating boiler.

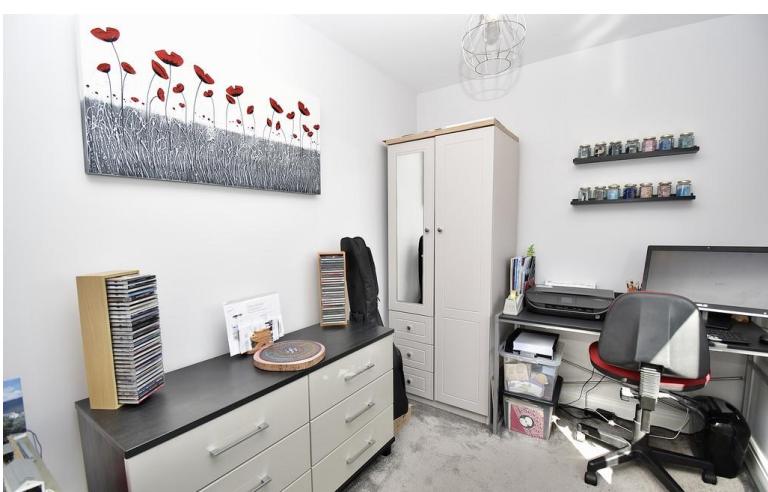


## BEDROOM 1

11' 8" x 9' 1" (3.56m x 2.77m) With timber double glazed window to rear elevation, built-in wardrobe and radiator.

## EN-SUITE

9' 1" x 5' 8" (2.77m x 1.73m) With timber double glazed window to front elevation, vinyl flooring, suite to comprise of low level WC, vanity wash hand basin and walk-in shower cubicle with tiled surround, partly tiled walls, heated towel rail, spotlights to ceiling, extractor fan and demisting mirror.



## BEDROOM 2

10' 4" x 9' 5" (3.15m x 2.87m) With timber double glazed window to front elevation with countryside views and radiator.

## BEDROOM 3

9' 5" x 6' 10" (2.87m x 2.08m) With timber double glazed window to rear elevation and radiator.

## BATHROOM

6' 11" x 5' 6" (2.11m x 1.68m) With timber double glazed window to front elevation, vinyl flooring, suite to comprise of low level WC, vanity wash hand basin and bath with shower and drencher over, partly tiled walls, heated towel rail, spotlights to ceiling, extractor fan and demisting mirror.



## OUTSIDE

To the front of the property there is a gated low maintenance front garden with access to the side of the property which leads to the rear. The rear garden is mainly laid to lawn with a patio seating area and flower beds with a range of attractive plants and shrubs. A gate to the rear of the garden leads to the gated and secure parking area with a driveway providing off road parking for one vehicle and giving access to the Single Garage. There is also an additional parking space.

### WEBSITE

Our detailed web site shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our **QUALIFIED/SPECIALIST VALUERS**. Ring or call into one of our offices or visit our website for more details.

### REFERRED FEE INFORMATION - WHO WE MAY REFER YOU TO

We work with Us and Sills and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sills & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information on services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTES

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

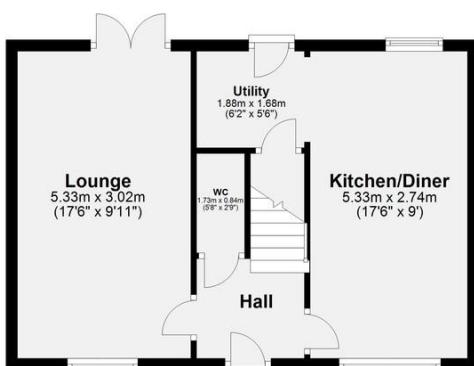
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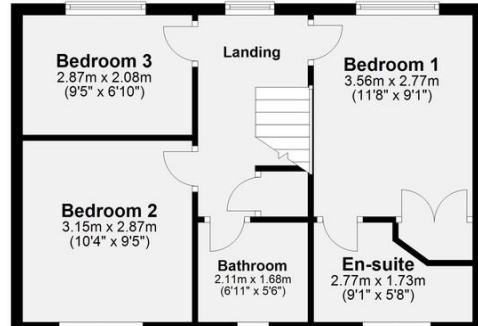
### Ground Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



### First Floor

Approx. 41.7 sq. metres (449.6 sq. feet)



Total area: approx. 83.6 sq. metres (899.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

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