



1, SCORER ROW
BURWELL LN11 8PP

MASONS
EST. 1850

1 SCORER ROW, BURWELL, LOUTH, LINCOLNSHIRE, LN1 1 8PP

An interesting opportunity to acquire a Lincolnshire Wolds family house, extended to provide 3/4-bedroom accommodation with a gas central heating system and uPVC double-glazed windows, all set on a good size plot with large rear garden and enjoying some amazing views of the surrounding Wolds countryside. Hall, lounge, dining/family room, kitchen, bathroom and double-glazed rear conservatory.



Directions

From Louth, take the London Road and proceed out of town to the bypass roundabout and then take the second exit on the A16. Continue across the Wolds as far as the village of Burwell and look for the left turning by the bollards signposted to Muckton and Authorpe - take this turning. After just a short distance, number 1 Scorer Row will be found on the left side.

ABOUT 1 SCORER ROW ...

This end-terraced house has brick-faced cavity walls under a pitched timber roof structure covered in concrete tiles. A single-storey extension at the side, complementing the original house, also has a pitched and hipped roof covered with concrete tiles. This has provided two versatile additional rooms and an improved reception area from the front door. There are now 3 or 4 bedrooms as required, together with a dining or family room in addition to the original dining-lounge. There is also a conservatory off the kitchen at the rear from which the large rear garden can be enjoyed in the cooler months.

Heating is by a gas central heating system and the house has double-glazed windows. There is a spacious gravelled parking forecourt before the main elevation.

ACCOMMODATION

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor

The main entrance is at the front of the property and comprises a white uPVC part-glazed (double-glazed) front door with dormer over, into the:

Hallway

A spacious reception area open to the dining or family room adjacent on one side and with a square, walk-through opening on the opposite side to an inner hallway with staircase, handrail and dado rails leading to the first floor.





Dining/Family Room

This versatile room is bright and spacious and is L-shaped overall in conjunction with the reception area of the hall. There is a wide window on the front elevation presenting superb views of the Lincolnshire Wolds, with a further large window to the side elevation having a low sill. A pair of double-glazed French doors to the rear, opening onto the patio and main garden. Radiator with shelf over, coved ceiling and smoke alarm.

Lounge

A spacious reception room large enough to be a dining lounge if preferred and having a feature wide walk-in bay window to the front elevation, taking in the exceptional Wolds views to the south. Recessed fireplace with stone hearth, mantel shelf in the style of a distressed beam and inset, cast iron multi-fuel stove. Two radiators, coved ceiling with decorative rose to the ceiling light point, two wall light points and oak-effect laminated floor covering. High-level window on the side elevation. TV aerial lead. Walk-through opening to the:





Kitchen

Fitted with a range of wood-fronted units comprising base cupboards and drawers, roll-edge textured work surfaces with an acrylic one and a half bowl, single drainer sink unit and chrome lever mixer tap, matching wall cupboards and ceramic-tiled splashbacks to the working areas. Built-in Beko electric oven and gas four-ring hob with a raised corner plinth to the rear and a shaped canopy above incorporating a cooker hood.

There are under-counter recesses for a refrigerator and freezer, together with a twin recess with plumbing for washing machine and for a slimline dishwasher. The wall units include open display shelves and a multi-pane glazed display cabinet. Quarry-tiled floor, four-branch ceiling spotlight fitting, coved ceiling and electricity meter, together with consumer unit having MCBs. White uPVC double-glazed French doors to the:

Conservatory

A bright and comfortable room from which to enjoy the spacious rear garden, with a pitched, opaque polycarbonate roof, high-level wall spotlight fitting with four spotlights, electric panel heater and ceramic-tiled floor. There are white uPVC double-glazed windows to three sides with four top opening sections and on the side elevation, a pair of double-glazed French doors open onto the flagstone patio and garden.





Bedroom 3

A ground floor double bedroom with radiator, coved ceiling and rear window overlooking the main garden. Smoke alarm.

Bedroom 4/Study

A single bedroom or ideal room for home working/study with a radiator, coved ceiling, three spotlights to ceiling fitting, smoke alarm and a rear window facing the main garden.

The two ground floor bedrooms and lounge have white six-panel doors.

First Floor

Landing

With coved ceiling, trap access to the roof void, moulded dado rail and white six-panel doors leading to the bedrooms, bathroom and a built-in boiler/storage cupboard containing the Potterton Gold Combi gas fired combination central heating boiler.

Bedroom 1 (front)

A large double bedroom providing the opportunity to enjoy exceptional Wolds views from a double bed via the wide window on the front elevation. Part-sloping ceiling and a range of built-in bedroom furniture with a mid-tone woodgrain finish and comprising three double wardrobes with clothes hanging rails, baskets and shelving, together with base drawer units to two of the wardrobes. Long radiator beneath the window.





Wolds View from the Main Bedroom



Bedroom 2 (rear)

A further good size double bedroom with radiator, part-sloping ceiling, smoke alarm and rear window with roller blind providing views over the front garden towards the Wolds on the north side of the property. Opening to a storage recess with coat hooks.

Bathroom

Fitted with a white suite comprising a low-level, dual-flush WC, pedestal wash hand basin with lever mixer tap and an inverted P-shaped panelled bath with cascade-style, square design mixer tap having shower fittings and shower mixer controls above for a drench head shower fitted to the ceiling. LED ceiling downlighters, extractor fan and rear window. Slate-effect ceramic-tiled floor and contrasting travertine style ceramic-tiled walls to full height. Combined Period style column radiator and heated towel rail with an LED illuminated mirror over.



OUTSIDE

At the front of the property there is a spacious gravelled forecourt providing parking space for several vehicles behind a post and rail front boundary fence. (NB. The legal documents prevent parking of a caravan or boat in this area). A lawn extends across the front of the house in front of the lounge bay window and there is a screen privet hedge to the side with a walk-through opening to the main garden.

Positioned to the rear of the house, the main garden is a superb size and is principally laid to lawn with flagstone patio immediately to the rear of the building and with steps up to a further large flagstone patio surrounded by grass. The gardens are enclosed by privet hedges and provide potential for individual planting and landscaping. At least two garden sheds will be included in the sale.



Viewing

Strictly by prior appointment through the selling agent.

Location

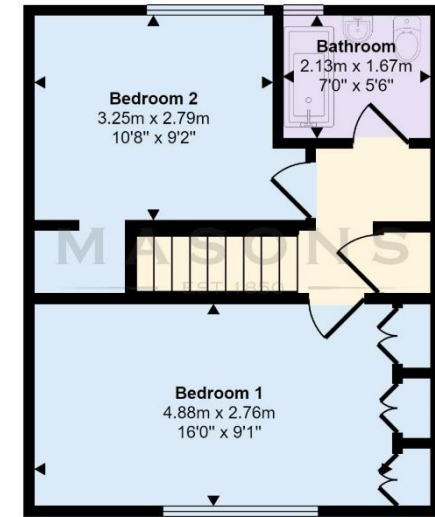
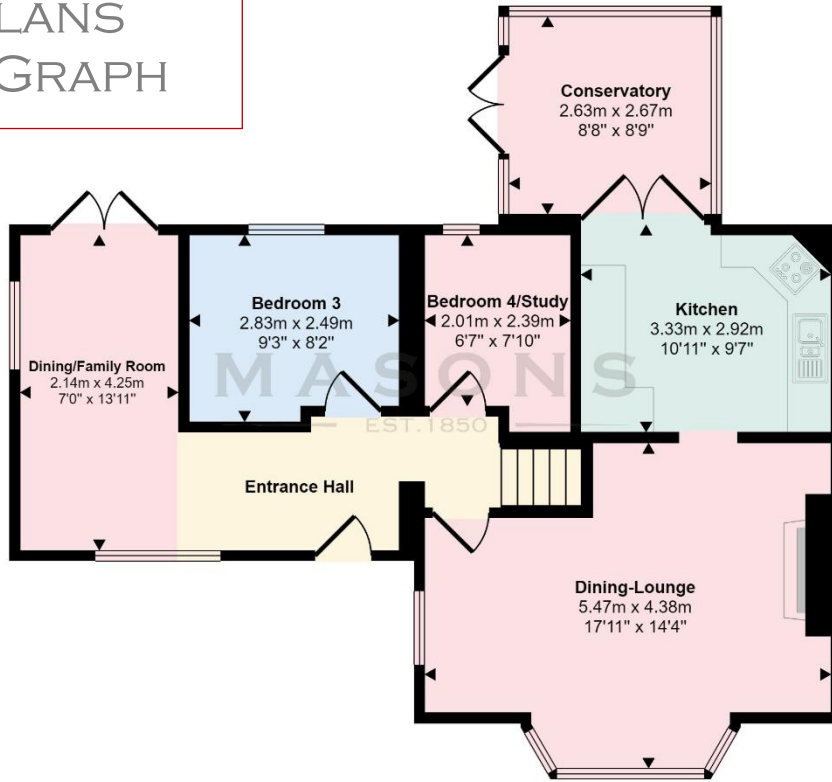
Burwell village stands in a scenic area of the Lincolnshire Wolds with a public pathway nearby leading up to the Grade 1 Parish Church which is now redundant. There are some lovely country walks and bridleways across the Wolds and the market towns of Louth, Spilsby and Alford provide local facilities while the main business centres are in Lincoln, Grimsby and Boston.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, electricity and water whilst drainage is to a shared private system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.



FLOORPLANS AND EPC GRAPH



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

MASONS

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