



41 Main Street

Scopwick, Lincoln, LN4 3NW

£425,000

A fantastic individual detached family home situated in this popular non-estate location within the sought after village of Scopwick, to the south east of the historic Cathedral and University City of Lincoln and close to the town of Sleaford. The property has been greatly improved and extended by the current owners and has spacious well-presented living accommodation briefly comprising of Entrance Hallway, Lounge, Study, Dining Room/Family Room, Fitted Kitchen with a range of integral appliances, Utility Room, WC and a split level First Floor Landing leading to a large main Bedroom with En-suite Bathroom, three further Bedrooms, Jack and Jill Shower Room and Family Bathroom. Outside the property is set back from the road with private gardens to the front of the property and a gravelled driveway to the rear providing ample off road parking and giving access to the Detached Triple Garage with Attic Room above giving the potential for an Annex/Office (subject to Planning Permission). Viewing of the property is highly recommended to appreciate the accommodation on offer.





SERVICES

All mains services available. Oil Central Heating. Underfloor heating in the Jack and Jill Shower Room.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln south along the B1188, proceed along this road for time and passing through the villages of Branston and Metherringham. Continue along towards to the village of Scopwick and upon entering the village turn left onto Main Street and the property can be located on the left hand side.

LOCATION

Scopwick is a popular village located approximately 11 miles from the City of Lincoln and 9.5 miles from the Town of Sleaford. The village offers a local public house and the nearby village of Metherringham offers a range of local village shops and amenities and a train services into Lincoln City Centre and Sleaford.





ACCOMMODATION

ENTRANCE HALL

With solid oak flooring, under stairs storage cupboard and doors to lounge and dining room/family room.

LOUNGE

21' 4" x 16' 2" (6.5m x 4.93m) , with timber double glazed windows and double doors to the front elevation, solid oak flooring, two sided wood burner, two radiators, spotlighting, speaker system, opening into study and door into kitchen.

STUDY

9' 0" x 5' 7" (2.74m x 1.7m) , with timber double glazed window to the rear elevation, solid oak flooring and radiator.

FAMILY ROOM/DINING ROOM

16' 2" x 11' 8" (4.93m x 3.56m) , with timber double glazed windows to the front and side elevations, solid oak flooring, stairs to the first floor, fireplace, spotlighting, speaker system, radiator and opening into kitchen.

KITCHEN

18' 4" x 16' 2" (5.59m x 4.93m) , with timber double glazed windows to the rear and side elevations, slate flooring, fitted with a range of wall, base units and drawers with solid beech work surfaces over, 1 1/2 bowl stainless steel sink unit and drainer, integral double oven, four ring ceramic hob with extractor fan over, integral fridge freezer, integral dishwasher, integral drinks fridge, pop-up power points, under unit lighting, spotlighting, designer radiator and door into utility room.

UTILITY ROOM

8' 0" x 6' 4" (2.44m x 1.93m) , with timber door to the rear elevation, slate flooring, fitted with a range of wall and base units with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, plumbing and space for washing machine and door to WC.

W.C

With timber double glazed window to the rear elevation, slate flooring, suite to comprise of low level WC, wash hand basin and heated towel rail.

FIRST FLOOR LANDING

(split level), with two timber double glazed windows to the front elevation, radiator and doors to four bedrooms and bathroom.





BEDROOM 1

16' 8" x 16' 7" (5.08m x 5.05m) , with timber double glazed windows to the side and rear elevations, built-in wardrobes, radiator and door to en-suite bathroom.

EN-SUITE BATHROOM

8' 5" x 5' 8" (2.57m x 1.73m) , with Velux window, tiled flooring, suite to comprise of low level WC, wash hand basin, walk-in shower cubicle and jacuzzi bath, heated towel rail, partly tiled walls, spotlighting and extractor fan.



BEDROOM 2

11' 0" x 9' 5" (3.35m x 2.87m) , with timber double glazed windows to the front and side elevations, storage cupboard, radiator and door to Jack and Jill shower room.

BEDROOM 3

11' 2" x 10' 8" (3.4m x 3.25m) , with two Velux windows, storage cupboard, feature fireplace, radiator and door to Jack and Jill shower room.

JACK & JILL SHOWER ROOM

6' 8" x 4' 2" (2.03m x 1.27m) , with suite to comprise of low level WC, vanity wash hand basin and walk-in shower cubicle, partly tiled walls, automatic lighting, extractor fan, tiled flooring and underfloor heating.



BEDROOM 4

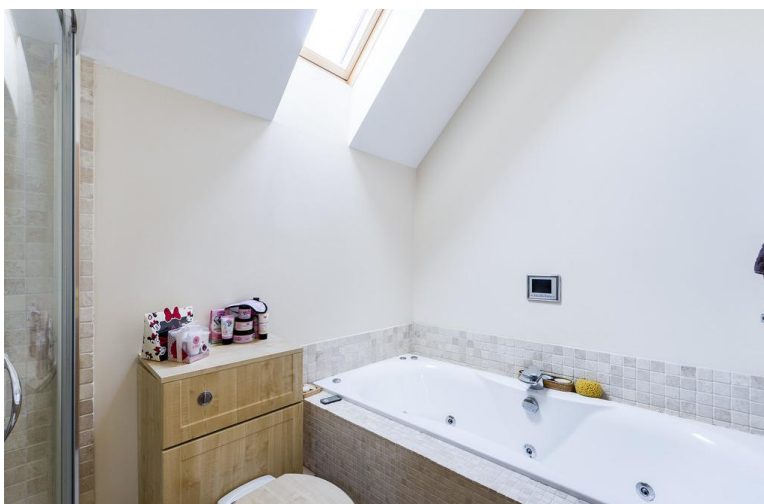
11' 9" x 8' 0" (3.58m x 2.44m) , with timber double glazed window to the front elevation, feature fireplace and radiator.

BATHROOM

8' 5" x 7' 9" (2.57m x 2.36m) , with timber double glazed window to the side elevation, tiled flooring, partly tiled walls, suite to comprise of low level WC, vanity wash hand basin, bath and walk-in shower cubicle, radiator, spotlighting and extractor fan.

OUTSIDE

To the front of the property there is a generous sized private garden which is mainly laid to lawn with flowerbeds, a range of mature plants, shrubs and trees, decorative slate area and a garden pond. There is access to the side of the property leading to the rear. To the rear there is a large driveway providing ample off road parking, lawned garden with range of flowerbeds, decorative slate area and a Detached Triple Garage with stairs to the side leading to the garage attic room.





WEBSITE

Our detailed website 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

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Move with Us and Sils 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 Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

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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.

NOTE

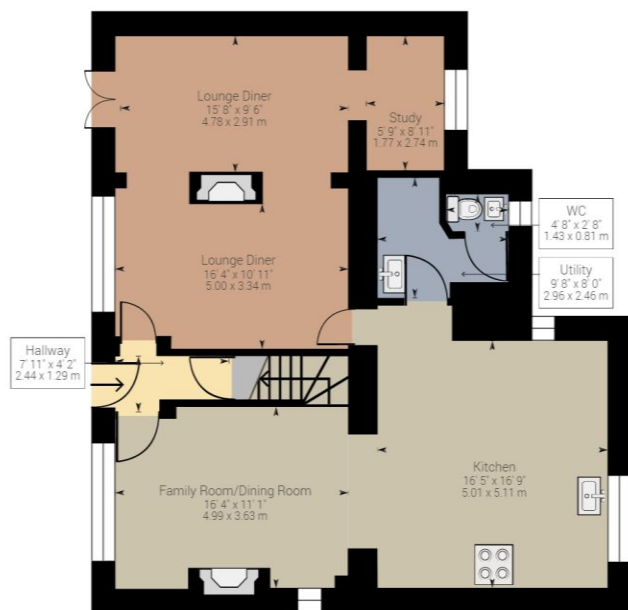
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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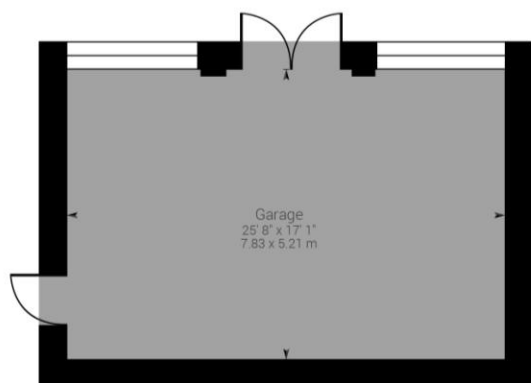
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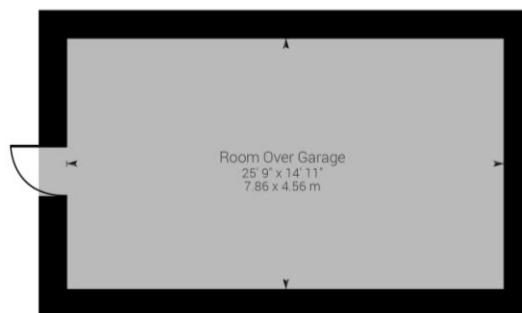
Ground Floor



1st Floor



Ground Floor



1st Floor

Approximate net internal area: 826.27 ft² / 76.76 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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