



15 Springfield Estate
Scopwick, Lincoln, LN4 3NP



Book a Viewing!

£230,000

An extended semi-detached three bedroomed property positioned in this popular village of Scopwick. The property has been greatly improved by the current owners and offers internal accommodation to comprise of Inner Hallway, downstairs WC/Utility, modern fitted Dining Kitchen, Dining Area/Garden Room, Lounge and First Floor Landing giving access to three Bedrooms and Bathroom. The property has a good sized plot with off road parking to the front and a rear garden. Viewing of the property is highly recommended.



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SERVICES

Mains electricity, water and drainage. Electric heating. Underfloor heating in the Bathroom.

EPC RATING – D

COUNCIL TAX BAND – B

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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 Metheringham offers a range of local village shops and amenities and a train services into Lincoln City Centre and Sleaford.





ACCOMMODATION

INNER HALLWAY

With solid wooden flooring, fitted cupboards and doors to the WC/Utility Room, Lounge and Dining Kitchen.

KITCHEN/DINER

16' 11" x 11' 10" (5.17m x 3.62m), with UPVC window to the front aspect, vinyl flooring, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, wall-mounted cupboards with complementary tiling below, spaces for a fridge, cooker and dishwasher, radiator and door to the Dining Area/Garden Room.

DINING AREA/GARDEN ROOM

9' 8" x 11' 10" (2.97m x 3.62m), with UPVC windows to the side aspect, door to the side aspect, sliding doors to the outside covered seating area, laminate flooring and radiator.

UTILITY ROOM/WC

With UPVC window to the front aspect, tiled flooring, WC, wash hand basin with vanity cupboard, spaces for a washing machine and tumble dryer and vertical tiled radiator.

LOUNGE

9' 8" x 20' 0" (2.95m x 6.11m), with two UPVC windows to the rear aspect, electric fire with stone hearth and feature surround, radiator and door to the stairwell.

STAIRWELL

With radiator and door to a store room.

FIRST FLOOR LANDING

With two UPVC windows to the front aspect, radiator, access to the roof void and doors to the Bathroom and three Bedrooms.

BEDROOM 1

10' 3" x 11' 11" (3.13m x 3.64m), with UPVC window to the rear aspect, radiator and fitted bedroom furniture.

BEDROOM 2

14' 6" x 8' 11" (4.44m x 2.72m), with UPVC window to the rear aspect, radiator and fitted double wardrobe over the stairs.

BEDROOM 3

10' 3" x 11' 6" (3.13m x 3.51m), with UPVC window to the rear aspect, radiator and door to the airing cupboard housing the electric central heating system boiler providing hot water for the radiators.

BATHROOM

6' 2" x 6' 6" (1.89m x 2.00m), with UPVC window to the front aspect, tiled flooring with underfloor heating, tiled walls, chrome towel radiator and suite to comprise of bath, WC and wash hand basin.





OUTSIDE

To the front of the property there is hardstanding area providing off road parking. To the rear of the property there is a covered seating area with decked area, bar, paved seating area, lawned garden, flowerbeds, vegetable plots and a garden shed.

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

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.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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.

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 roughly checked.

GENERAL

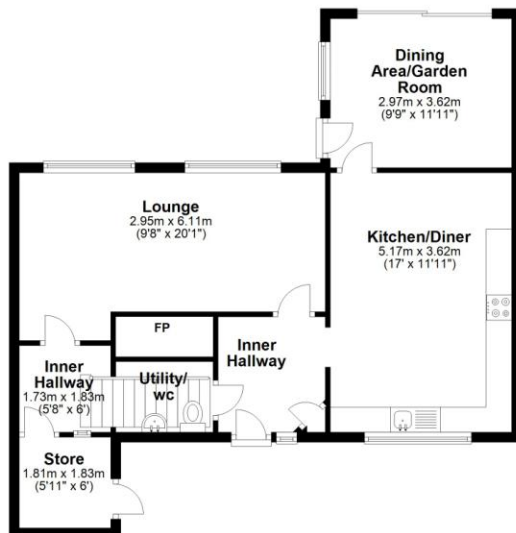
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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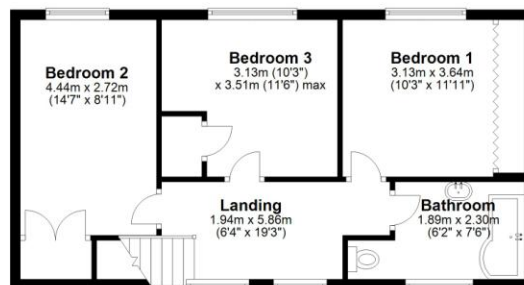
Ground Floor

Approx. 65.6 sq. metres (706.2 sq. feet)



First Floor

Approx. 45.6 sq. metres (491.2 sq. feet)



Total area: approx. 111.2 sq. metres (1197.3 sq. feet)

For illustration purposes only
Plan produced using Planip.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

