



16 Saint Germain's Way, Scothern
Lincoln, LN2 2GG



Book a Viewing!

£465,000

An immaculate, larger than average, executive three double bedroomed detached family home, built by the locally renowned builder Truelove Homes. This beautiful property is located on the exclusive development of 33 houses on Saint Germain's Way in the popular and highly regarded village of Scothern. The property has been further enhanced and extended by the current owners, the extension to the rear has created an impressive Open Plan Kitchen with an adjoining Garden Room, offering a perfect space for modern family living. Situated at the end of a quiet cul-de-sac, on a larger-than-average corner plot, the property benefits from a large driveway and a Double Garage with two car charging points. Upon opening the front door, you are greeted by an impressive Entrance Way with double height ceiling and Oak staircase, feature drop lighting and ample space for seating which serves as a wonderful entry into the home. From the entrance you move to an outstanding 7 metre long open plan Kitchen/Living/Dining area, offering an ideal space for modern family living. Designed by the local luxury kitchen designers, Krantz Kitchens, with feature Quartz Island and worktops and a wide range of integrated appliances including a full-size fridge, undercounter freezer, wine cooler, dishwasher, two Neff slide and hide ovens, induction hob, extractor and bin store. A larger than average Utility Room is accessed off the Kitchen, which has ample space for further appliances. The Kitchen flows seamlessly into the Garden Room, which overlooks the larger than average rear garden. Double Oak doors lead from the Kitchen into a large, bright Lounge featuring fitted shutters to the front aspect. The room extends to 6.5 metres, offering plenty of space for versatile living. Underfloor heating throughout the downstairs provides a touch of luxury. Upstairs the landing leads to three double Bedrooms, all generously sized. There is a luxury, fully tiled, Family Bathroom with large bath, walk-in shower, large hand basin with electric mirror. Two Bedrooms feature En-Suite Shower Rooms. The main Bedroom features a hotel-style fully tiled Bathroom with double walk-in rainfall shower, double sinks, electric mirror and additional Dressing Area. The second Bedroom has a fully tiled En-Suite with walk-in rainfall shower, electric mirror and towel radiator. This home is ideally positioned for easy access to Lincoln and Scothern itself offers a highly regarded Primary School, local pub, popular garden centre with tea-room and nearby countryside walks.





SERVICES

All mains services available. Gas fired central heating. Under floor heating to the ground floor (excluding the garden room).

EPC RATING – B.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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.



ENTRANCE HALL

With external door, LVT flooring, under floor heating, oak staircase and spotlights to ceiling.

KITCHEN/DINER

23' 7" x 13' 8" (7.19m x 4.17m) With LVT flooring, under floor heating, fitted with a range of wall, base units and drawers with quartz work-surfaces over, two integral slide and hide ovens, five ring induction hob with extractor fan over and quartz splash-back, stainless steel sink, integral dishwasher, bin store, full height fridge and freezer, centre island with a further range of base units, breakfast bar with a quartz work-surface and integrated wine cooler, spotlights to ceiling and uPVC double glazed window.



GARDEN ROOM

9' 4" x 9' 3" (2.84m x 2.82m) With two uPVC double glazed windows and double doors, LVT flooring and vertical radiator.

LOUNGE

21' 7" x 11' 7" (6.58m x 3.53m) With uPVC double glazed window and external doors and under floor heating.

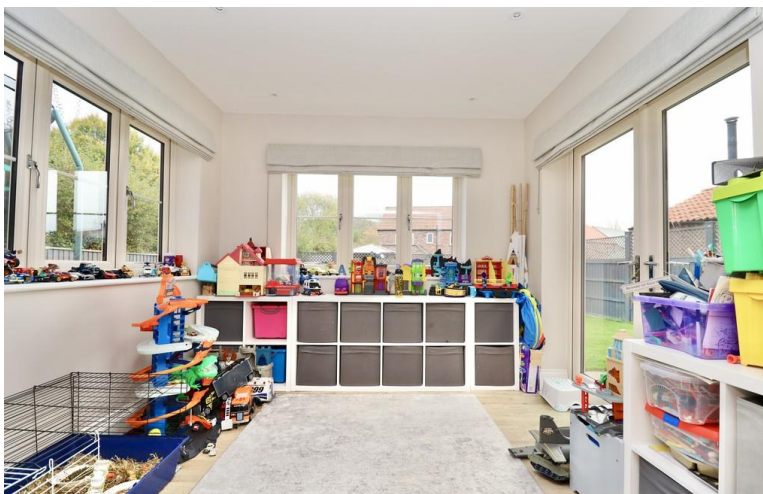


UTILITY ROOM

7' 6" 1" (2.29m x 0.03m) With uPVC double glazed window and external door, LVT flooring with under floor heating, base unit with work surface over, stainless steel sink unit and drainer, plumbing and space for washing machine and tumble dryer, spotlights to ceiling and extractor fan.

WC

With LVT flooring, under floor heating, low level WC, wash hand basin with tiled splash-backs, spotlights to ceiling and radiator.



FIRST FLOOR LANDING

With uPVC double glazed window with fitted shutters and radiator.

BEDROOM 1

11' 7" x 10' 4" (3.53m x 3.15m) With uPVC double glazed window and radiator.



DRESSING AREA

11' 7" x 4' 10" (3.53m x 1.47m) With spotlights to ceiling and access to the En-Suite.

EN-SUITE

11' 7" x 5' 9" (3.53m x 1.75m) With uPVC double glazed window with fitted shutters, tiled flooring, fully tiled walls, low level WC, two wash hand basins with drawers below, walk-in shower with rainfall shower, heating towel rail, spotlights to ceiling and extractor fan.

BEDROOM 2

11' 6" x 10' 3" (3.51m x 3.12m) With uPVC double glazed window and radiator.

EN-SUITE

With uPVC double glazed window, tiled flooring, fully tiled walls, low level WC, wash hand basin with drawers below, walk-in shower with rainfall shower, heated towel rail, spotlights to ceiling and extractor fan.



BEDROOM 3

10' 10" x 10' 8" (3.3m x 3.25m) With uPVC double glazed window and radiator.

BATHROOM

10' 3" x 7' 8" (3.12m x 2.34m) With uPVC double glazed window, tiled flooring, fully tiled walls, low level WC, wash hand basin with drawers below, bath, walk-in shower with rainfall shower, heated towel rail, spotlights to ceiling and extractor fan.



OUTSIDE

To the front of the property there is a block paved driveway providing ample off road parking which also gives access to the attached Double Garage. A side passage leads to the rear garden which is mainly laid to lawn with a patio seating area.

DOUBLE GARAGE

With electric door and electric car charging point.





WEBSITE

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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.

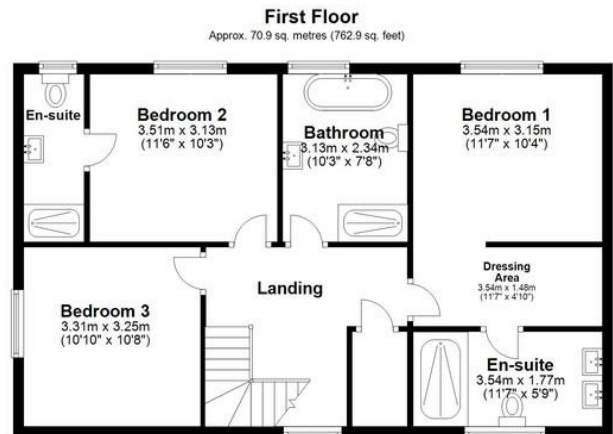
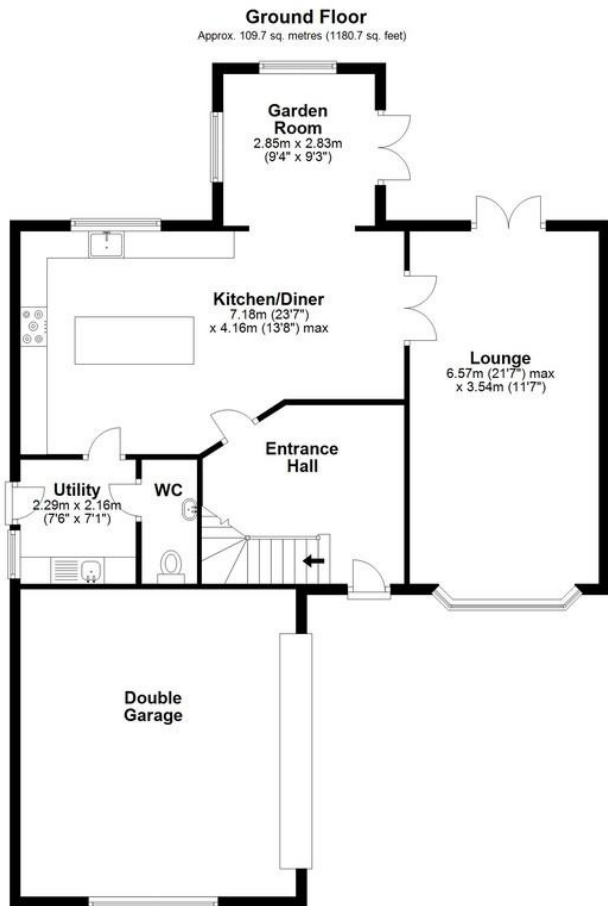
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Total area: approx. 180.6 sq. metres (1943.7 sq. feet)

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

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Plan produced using PlanUp.



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