



**4 Hopkinson Close, North Scarle,  
Lincoln, LN6 9ZW**



**Book a Viewing!**

**Offers in the Region of  
£500,000**

Situated in the rural village of North Scarle, a nearly new and immaculately presented executive detached home. The property sits on a corner plot at the end of a cul de sac and the spacious accommodation on offer comprises of Hall, Cloakroom/WC, Lounge with Bifold doors, Dining Room, impressive Open Plan Kitchen Diner, Utility Room, Garden Room with Bifold doors and a First Floor Galleried Landing leading to four double Bedrooms, three having En-suite Shower Rooms and a luxury Family Bathroom. Outside there is a block paved driveway, single garage and generous gardens to the front, side and rear, backing onto open fields. Viewing of this family home is highly recommended.





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#### **SERVICES**

Mains electricity, water and drainage. Air source heat pump.

**EPC RATING** – B

**COUNCIL TAX BAND** – E.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

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

#### **LOCATION**

North Scarle is a small rural village situated 8.5 miles South-West of Lincoln and 8.5 miles North of Newark. The village is small and relatively unspoiled comprising mostly residential housing and a small number of business premises. The village also has a public house (The White Hart), Post Office, Parish Church, Village Hall, Methodist Hall, Sports Field (comprising tennis courts, bowling green, children's play area, cricket and football pitches), Primary School and Heritage Room.



## ACCOMMODATION

### HALL

With staircase to the first floor, underfloor heating and spotlights.

### DINING ROOM

12' 5" x 13' 0" (3.80m x 3.98m) With double glazed window to the front aspect and underfloor heating.

### LOUNGE

12' 4" x 16' 8" (3.78m x 5.10m) With double glazed Bifold doors to the rear garden, underfloor heating and spotlights.



### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled flooring with underfloor heating, tiled splashbacks and spotlights.

### KITCHEN/DINER

26' 11" x 9' 9" (8.21m x 2.99m) Fitted with a stylish range of wall and base units with Quartz work surfaces, stainless steel under mount 1½ bowl sink unit with side drainer and mixer tap over, integrated dishwasher, twin electric ovens, induction hob with extractor fan over, space for American fridge freezer, breakfast bar, double glazed windows to the rear and front aspects, tiled flooring with underfloor heating and spotlights.



### UTILITY ROOM

6' 10" x 5' 10" (2.10m x 1.80m) Fitted with a range of wall and base units (to compliment the kitchen) with work surfaces over, under mount stainless steel sink with mixer tap over, spaces for washing machine and tumble dryer, tiled flooring with underfloor heating, door to the garden and spotlights.

### GARDEN ROOM

11' 9" x 17' 3" (3.60m x 5.27m) With double glazed windows to the front and rear aspects, double glaze Bifold doors onto the garden, vaulted ceiling with four Velux windows, tiled flooring with underfloor heating and spotlights.



### GALLERIED FIRST FLOOR LANDING

With double glazed window to the front aspect, airing cupboard, radiator and spotlights.

### BEDROOM 1

14' 4" x 12' 6" (4.39m x 3.83m) With a range of fitted wardrobes, double glazed window to the rear aspect with open field views and a radiator.





#### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, twin wash hand basins in a vanity unit and close coupled WC, partly tiled walls, tiled flooring, chrome towel radiator, spotlights, shaver point and double glazed window to the side aspect.

#### BEDROOM 2

9' 9" x 8' 10" (2.99m x 2.70m) With double glazed window to the front aspect and radiator.

#### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity unit and close coupled WC, chrome towel radiator, tiled flooring, partly tiled walls, spotlights and shaver point.



#### BEDROOM 3

9' 8" x 9' 3" (2.97m x 2.82m) With double glazed window to the rear aspect with open field views and radiator.

#### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity unit and close coupled WC, chrome towel radiator, tiled flooring, partly tiled walls, spotlights and shaver point.

#### BEDROOM 4

12' 3" x 11' 2" (3.74m x 3.42m) With double glazed window to the front aspect and radiator.



#### FAMILY BATHROOM

Fitted with a four piece comprising of panelled bath, shower cubicle, wash hand basin in a vanity style unit and close coupled WC, partly tiled walls, tiled flooring, chrome towel radiator, shaver point, spotlights and double glazed window to the rear aspect.

#### OUTSIDE

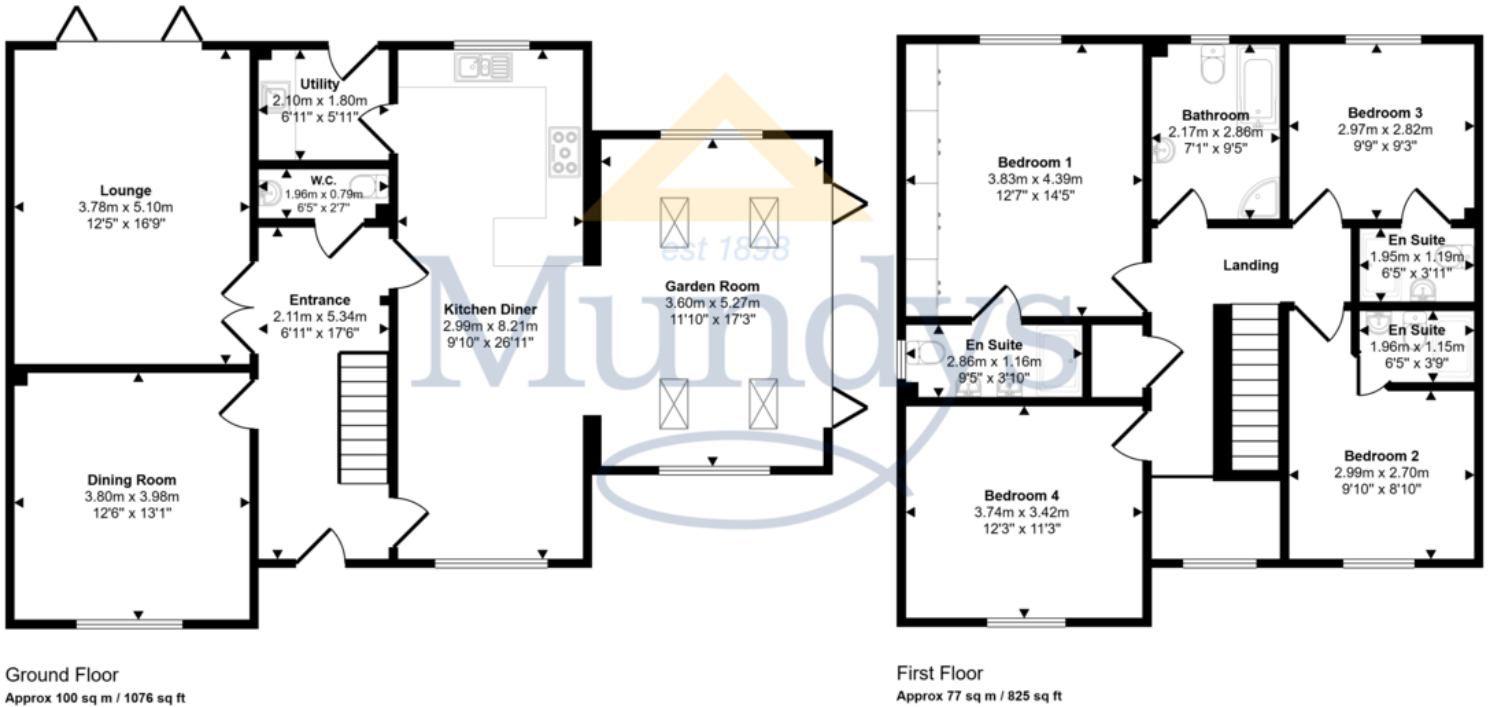
The property sits at the end of a cul de sac. To the front there is a lawned garden and a block paved driveway providing off street parking for multiple vehicles and giving access to the garage. The garage has an up and over door to the front, side personal door, light and power. The property sits on a generous corner plot with enclosed gardens to the side and rear which are mainly laid to lawn with patio seating area and overlooking open fields.







Approx Gross Internal Area  
177 sq m / 1900 sq ft



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.

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**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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