



**11 Orchard Close,
Scothern, LN2 2XB**



Book a Viewing!

£425,000

Ideally positioned in an enviable location at the end of a quiet cul de sac on the edge of the sought after village of Scothern, this delightful Detached Family Home offers spacious and versatile living accommodation throughout. The property comprises of an Entrance Hall, Cloakroom/WC, Lounge, Dining Room, Conservatory, Fitted Kitchen, Utility Room and a Ground Floor Master Bedroom with En-suite Shower Room. To the First Floor are Three Further Double Bedrooms, a Second En-suite Shower Room and a Family Bathroom. Outside, the property enjoys truly exceptional wraparound gardens backing onto open countryside, together with an extensive block paved driveway providing ample off street parking and access to the detached double garage. Viewing of this superb home is highly recommended. NO CHAIN.



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SERVICES

All mains services available. Warm air central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

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.



ACCOMODATION

ENTRANCE HALL

With staircase to the first floor, under stairs storage cupboard and laminate flooring.

CLOAKROOM/WC

With close coupled WC, wash hand basin on a vanity style unit with storage beneath, storage cupboard, tiled walls and flooring and double glazed window to the front aspect.

LOUNGE

23' 6" x 11' 6" (7.18m x 3.52m) With double glazed bow window to the front aspect, double glazed French doors to the conservatory and electric fire set within a decorative fire surround.

CONSERVATORY

14' 4" x 11' 6" (4.37m x 3.52m) With double glazed French doors to the rear garden, tiled flooring and ceiling fan.

DINING ROOM

11' 11" x 8' 9" (3.65m x 2.69m) With double glazed window to the rear aspect.

KITCHEN

11' 8" x 9' 7" (3.57m x 2.93m) Fitted with a range of wall and base units with work surfaces over, 1 1/2 bowl sink with side drainer and mixer tap over, eye level electric oven and microwave, electric hob with extractor fan, integrated fridge freezer, tiled flooring and splashbacks, spotlights and double glazed windows to the rear and side aspects.

UTILITY ROOM

8' 0" x 6' 0" (2.46m x 1.84m) Fitted with wall units, worktop with spaces beneath for washing machine and tumble dryer, tiled flooring and splashbacks and door to the rear garden.

BEDROOM 1

15' 6" x 11' 6" (4.74m x 3.53m) With a range of fitted bedroom furniture including wardrobes, bedside tables, dressing table and drawers, three double glazed windows to the front and rear aspects and spotlights.

EN-SUITE SHOWER ROOM

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

FIRST FLOOR LANDING

With airing cupboard.

BEDROOM 2

14' 1" x 12' 2" (4.31m x 3.73m) Fitted with a range of bedroom furniture including fitted wardrobes, dressing table and side cupboards and double glazed window to the front aspect.





EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit with storage beneath, tiled walls and flooring, chrome towel radiator, Spotlights and double glazed window to the rear aspect.

BEDROOM 3

11' 6" x 11' 0" (3.53m x 3.36m) With fitted wardrobes and drawers, storage cupboard and double glazed window to the front aspect.

BEDROOM 4

9' 4" x 9' 1" (2.85m x 2.78m) Fitted with a range of office furniture including desk, cupboards and drawers, double glazed window to the rear aspect.

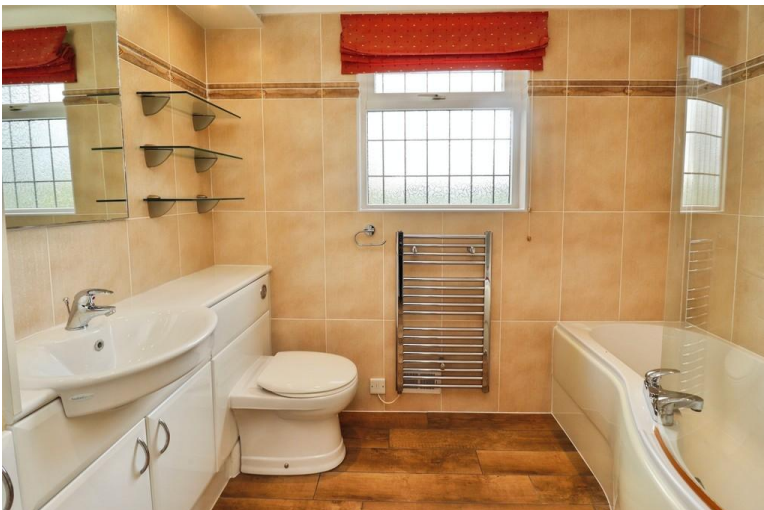


BATHROOM

Fitted with a three piece suite comprising of p-shaped panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit with storage beneath, additional storage cupboards, tiled walls and flooring, chrome towel radiator, spotlights and double double glazed window to the rear aspect.

OUTSIDE

The property sits on a large, private plot at the end of a cul de sac. To the front there is an extensive block paved driveway providing ample off-street parking for multiple vehicles and leading to a detached double garage. The garage has twin up-and-over doors, power and lighting. The property has a wraparound garden laid mainly to lawn on all sides, with garden shed, mature trees, shrubs and established flowerbeds and backing onto open countryside.



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 & Co, Taylor Rose, Bridge McFarland, Dale & 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.

CNH and J Walter 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 thoroughly 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:

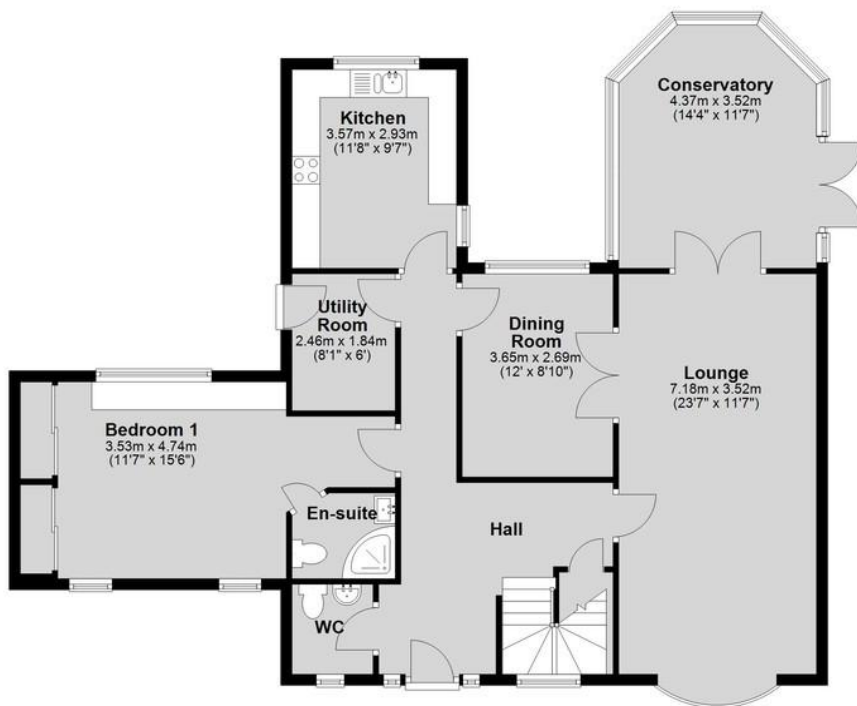
1. The detail is a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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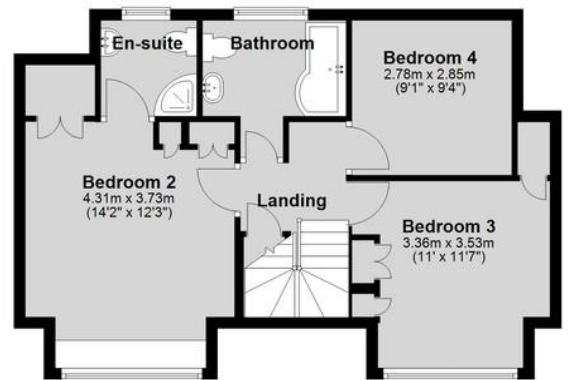
Ground Floor

Approx. 109.8 sq. metres (1182.0 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.6 sq. feet)



Total area: approx. 161.8 sq. metres (1741.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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.



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