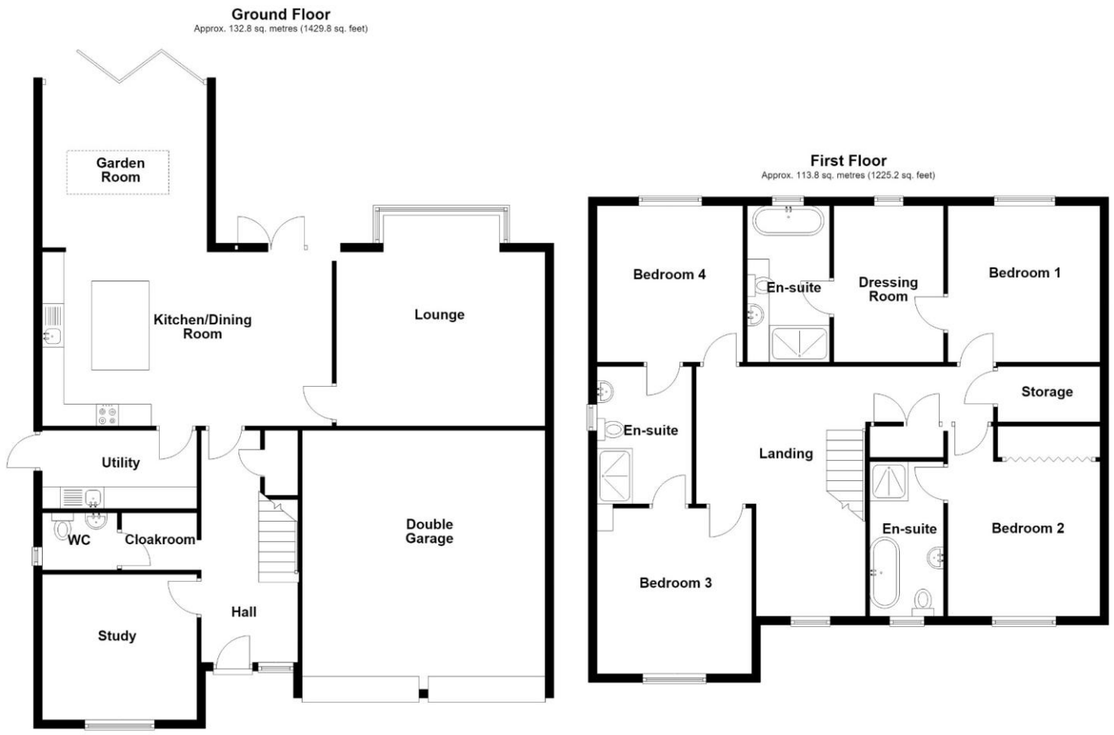
Plot 11, Heath Road, Scopwick, Lincoln

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Total area: approx. 246.7 sq. metres (2655.0 sq. feet)







Plot 11, Heath Road, Scopwick, Lincoln, Lincolnshire, LN4 3NU

£725,000 Freehold

Set within a small and exclusive development in the highly desirable village of Scopwick, this substantial four-bedroom detached home is currently under construction by renowned local builder Chanceoption Homes, with completion expected later this year. Finished to an exceptionally high standard, the property offers fantastic accommodation including the double garage, together with solar panels and an attractive stone and brick exterior. The property also benefits AIR CONDITIONING as STANDARD to the Master Bedroom and Living Room. The property also benefits from Solar Panels.

Exclusive Development In Desirable Scopwick | Built By Chanceoption Homes | Four Bedrooms And Two En-Suites | Air Conditioning as STANDARD to Living Room and Master Bedroom | Dressing Room to Master | Fantastic Living Space And Double Garage | Solar Panels And High-Quality Finish | Currently Under Construction | Small Select Development

Winkworth Sleaford | 01529 303377 | sleaford@winkworth.co.uk

winkworth.co.uk/sleaford

Winkworth

See things differently.

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Winkworth

See things differently.

DESCRIPTION

The ground floor provides fantastic living space, centred around a generous open-plan kitchen and dining room leading into a bright garden room with doors opening onto the rear garden. A spacious separate lounge offers further room for relaxing and entertaining, while a study provides an ideal space for working from home. There is also a practical utility room, cloakroom and internal access to the double garage.

Upstairs are four well-proportioned bedrooms, including two en-suites. The impressive master bedroom also benefits from its own dressing room, while the remaining bedrooms are served by a well-appointed family bathroom. Useful built-in storage completes the first-floor accommodation.

Outside, the property will benefit from generous parking, an integral double garage and an exceptional rear garden with stunning field views. Combining excellent proportions, energy-efficient features and a high-quality finish, this impressive new home offers a rare opportunity to purchase within a select development in one of the area's most sought-after villages.

ACCOMMODATION

Hall

Study - 11' x 11'8" (3.35m x 3.56m)

Utility Room - 5'11" x 11'8" (1.8m x 3.56m)

Cloakroom

WC

Kitchen Dining Room - 13'2" x 21'10" (4.01m x 6.65m)

Garden Room - 12'2" x 12'5" (3.7m x 3.78m)

Lounge - 13'2" x 15'9" (4.01m x 4.8m)

Landing

Bedroom One - 11'9" x 11'6" (3.58m x 3.5m)

Dressing Room - 11'9" x 8'3" (3.58m x 2.51m)

En-suite

Bedroom Two - 14'4" x 11'6" (4.37m x 3.5m)

En-suite









Bedroom Three - 12'6" x 11'8" (3.8m x 3.56m)

En-suite/Family Bathroom

Bedroom Four - 11'9" x 11' (3.58m x 3.35m)

Double Garage

Agents Note - Management fees will apply. All photos are for example purposes. Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

NA