Plot 15, 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.









Plot 15, Heath Road, Scopwick, Lincoln, Lincolnshire, LN4 3NU

£695,000 Freehold

Set within a small and select development in the desirable village of Scopwick, this impressive four-bedroom detached family home is being constructed to the high standards associated with renowned local builder Chanceoption Homes.

Select Development In Desirable Scopwick | Built By Renowned Local Builder Chanceoption Homes | Four-Bedroom Detached Family Home | Spacious Open-Plan Kitchen, Dining And Family Room | Master Bedroom With Dressing Area And En-Suite | Air Conditioning To Living Room And Master Bedroom | Solar Panels Included As Standard | Larger-Than-Average Garden And Double Garage

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

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DESCRIPTION

The ground floor offers excellent living space, including a separate bay-fronted lounge and a versatile study or playroom. At the rear, the spacious open-plan kitchen, dining and family room forms the heart of the home, with doors opening onto the larger-than-average garden. A utility room and cloakroom complete the ground floor accommodation.

Upstairs are four well-proportioned bedrooms. The generous master bedroom benefits from a dressing area and en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom, with an additional en-suite providing further convenience.

Designed with modern comfort and energy efficiency in mind, the property includes solar panels as standard, together with air conditioning to both the master bedroom and living room. Outside, the home benefits from a substantial rear garden, ample driveway parking and a double garage.

Offering generous accommodation, an excellent specification and a village setting, this is an ideal opportunity to secure a high-quality new home from a trusted local builder.

ACCOMMODATION

Entrance Hall

WC

Lounge - 18'5" 13'8" (5.61m 4.17m)

Office - 12'1" x 7'9" (3.68m x 2.36m)

Kitchen Breakfast Room - 24'8" x 7'9" (7.52m x 2.36m)

Sun Room - 14'2" x 11'7" (4.32m x 3.53m)

Utility Room - 11'2" x 6' (3.4m x 1.83m)

First Floor Landing

Bedroom One - 13'4" x 15'9" (4.06m x 4.8m)

Dressing Room

En-suite

Bedroom Two - 14'2" x10'2" (4.32m x3.1m)

En-suite

















Bedroom Three - 13'1" x 10'2" (4m x 3.1m)

Bedroom Four - 13'8" x 10'1" (4.17m x 3.07m)

Family Bathroom

Agents Note - Management fees will apply. All photos and measurements are approximate and 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