Plot 7, 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. 102.4 sq. metres (1102.3 sq. feet)







Plot 7, Heath Road, Scopwick, Lincoln, Lincolnshire, LN4 3NU

£295,000 Freehold

Situated within a small and select development in the highly desirable village of Scopwick, currently under construction, this attractive three-bedroom home is currently under construction by reputable local builders, Chanceoption Homes. Offering well-designed accommodation, the property combines a high-quality finish with generous living space and excellent energy-efficient features.

Small Select Development In Scopwick | Built By Chanceoption Homes | Three Bedrooms With Master En-Suite | Air Conditioning To Master Bedroom | Spacious Living Room And Garden Room | Larger-Than-Average Garden With Field Views | Currently Under Construction

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DESCRIPTION

The ground floor includes a welcoming entrance hall, cloakroom and modern kitchen/diner, leading through to a spacious living room and impressive garden room. Bi-fold doors open onto the larger-than-average rear garden, which enjoys pleasant open field views and provides an excellent setting for relaxing or entertaining.

Upstairs are three well-proportioned bedrooms and a contemporary family bathroom. The master bedroom benefits from its own en-suite shower room, with air conditioning included as standard for additional comfort throughout the warmer months.

Outside, the property offers off-road parking and a particularly generous rear garden backing onto open countryside. There are also solar panels offering a great opportunity to reduce your energy bills. An excellent opportunity to secure a high-quality new home in a peaceful village setting, built by one of the area's established local developers.

ACCOMMODATION

Entrance Hall

WC

Kitchen/Diner - 14'4" x 11'10" (4.37m x 3.6m)

Living Room - 13'3" x 16'5" (4.04m x 5m)

Garden Room - 12'6" x 15'1" (3.8m x 4.6m)

Landing

Bedroom One - 8'10" x 12'2" (2.7m x 3.7m)

En-suite

Bedroom Two - 9'10" x 9'2" (3m x 2.8m)

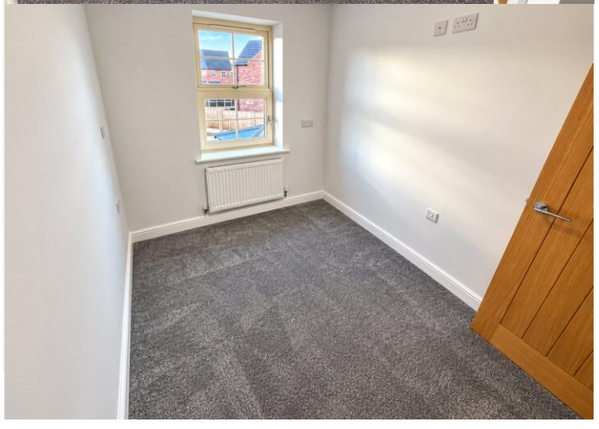
Bedroom Three - 9'10" x 6'11" (3m x 2.1m)

Family Bathroom










Agent's Note - The photos used are for example purposes and are of the same house type built by Chanceoption Homes on a nearby development of theirs. 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.

A management fee of approximately £100 per year will apply.

TENURE

Freehold