

28 South Scarle Lane,

North Scarle, LN6 9ER

Book a Viewing!

£730,000

Substantial Six Bedroom Executive Detached Home occupying a private plot of approximately 0.25 acres (STS). Beautifully maintained by the current owners, the property offers spacious and flexible accommodation including three en-suite bedrooms, multiple reception rooms, a superb open plan living kitchen, gym, garage and secure wraparound gardens.





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LOCATION

North Scarle is a well-regarded village situated approximately 8.5 miles south-west of Lincoln and 8 miles north-east of Newark-on-Trent, providing an excellent balance between village living and convenient access to larger centres.

The village enjoys a strong community feel and benefits from a range of local amenities including a primary school, village hall, Post Office, The White Hart public house, sports and social club, playing fields and heritage centre. North Scarle is also home to its own miniature railway and remains a popular choice for families looking for a more rural setting without sacrificing convenience.

Both Lincoln and Newark offer an extensive range of shopping, leisure and transport facilities, making the village particularly attractive for those wanting countryside surroundings while remaining well connected.

ACCOMMODATION

ENTRANCE HALL

A frosted UPVC entrance door with accompanying side window panels allows plenty of natural light into the space. The hallway provides access to the lounge, study and cloakroom.

A spacious and welcoming entrance hall fitted with Italian porcelain tiled flooring, radiator with decorative cover, under-stairs storage cupboard and staircase rising to the first floor landing.









CLOAKROOM/WC
Fitted with a WC and wash hand basin, together with tiled flooring, radiator and frosted window to the front aspect.

LOUNGE
21' 7" x 12' 3" (6.58m x 3.73m) A superb dual aspect reception room featuring two windows to the front elevation and French doors with accompanying side windows opening onto a private patio area. A feature open fireplace creates an attractive focal point, complemented by solid oak flooring and two radiators.

STUDY
10' 6" x 7' 5" (3.2m x 2.26m) An ideal home office with two windows to the front aspect, solid oak flooring and radiator.

SNUG
10' 11" x 9' 8" (3.33m x 2.95m) A cosy additional reception space fitted with tiled flooring, radiator and electric fireplace. The room naturally flows through into the open plan living space, making it ideal as a family room, snug or reading room.

DINING ROOM
13' 4" x 10' 6" (4.06m x 3.2m) A further reception room with solid oak flooring, radiator and double doors opening onto the side garden. Internal glazed doors connect directly with the open plan living area, creating a flexible layout for entertaining and family life.

OPEN PLAN LIVING
21' 4" x 15' 1" (6.5m x 4.6m) Undoubtedly the focal point of the home, this impressive open plan space combines the kitchen, dining and family living areas into one sociable and versatile environment. The professionally fitted shaker-style kitchen offers an extensive range of wall and base units with contrasting work surfaces, a 1½ bowl sink, integrated appliances including a dishwasher, oven, electric hob and extractor hood and space for an upright fridge/freezer.
The dining area comfortably accommodates a large dining table and benefits from Italian porcelain flooring, radiators and low energy LED spotlighting throughout. A generous breakfast bar provides additional seating and preparation space. Bi-fold doors span the rear elevation and open directly onto the patio, creating a fantastic connection between the house and gardens. The continuation of the porcelain tiled flooring and low energy LED lighting helps the room blend seamlessly into the open plan living area.

UTILITY ROOM
11' 9" x 8' 5" (3.58m x 2.57m) Fitted with a full wall of floor-to-ceiling storage cupboards with sliding doors, twin Belfast sinks with extendable mixer tap, plumbing and spaces for a washing machine and tumble dryer, worktop space, tiled flooring, spotlights and a rear door provide practical everyday functionality.

FIRST FLOOR LANDING
With a front facing window with open views, radiator with cover and a useful reading nook. The landing provides access to four double bedrooms, the family bathroom and an airing cupboard.









BEDROOM 1
14' 8" x 12' 3" (4.47m x 3.73m) A generous principal bedroom with two windows enjoying open views to the front elevation, a radiator and access to the en-suite bathroom.

EN-SUITE BATHROOM
A spacious four piece suite comprising an extra-wide bath, separate shower cubicle, WC and wash hand basin, vanity storage, tiled flooring, spotlights, extractor, heated towel radiator and frosted window to the rear aspect.

BEDROOM 2
15' x 14' 1" (4.57m x 4.29m) A spacious double bedroom with two windows to the side elevation, radiator and en-suite bathroom.

EN-SUITE BATHROOM
Four piece suite comprising bath, separate shower cubicle, WC and wash hand basin, vanity storage, tiled flooring, heated towel radiator, extractor, eaves storage and frosted window.

BEDROOM 3
12' 3 max" x 11' 10" (3.73m x 3.61m) A double bedroom with window to the side aspect and radiator.

BEDROOM 4
11' 10" x 10' 5 max" (3.61m x 3.18m) A front facing double bedroom with two windows enjoying open field views and radiator.

FAMILY BATHROOM
A modern four piece suite comprising bath, separate shower cubicle, WC and wash hand basin with vanity storage, tiled flooring, tiled splashbacks, spotlights, extractor, heated towel radiator and frosted window.

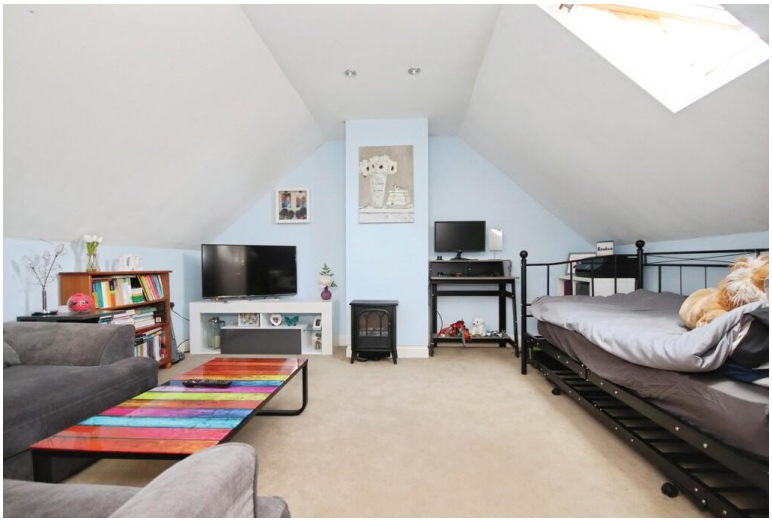
SECOND FLOOR LANDING
Providing access to bedrooms five and six together with a useful built-in storage cupboard.

BEDROOM 5
13' 7" x 12' 11" (4.14m x 3.94m) A generous double bedroom with two Velux windows, radiator, storage and access to the en-suite shower room.

EN-SUITE SHOWER ROOM
Three piece suite comprising shower cubicle with mains shower, WC and wash hand basin, tiled splashbacks, extractor, Velux window and chrome heated towel radiator.

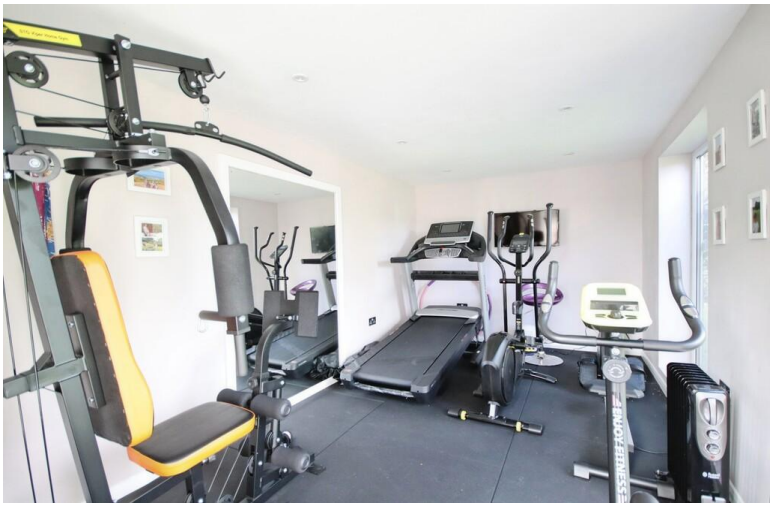
BEDROOM 6
13' 3" x 12' 9" (4.04m x 3.89m) A spacious sixth bedroom benefiting from a Velux window, radiator and useful eaves storage.

GYM
16' 8" x 8' 5" (5.08m x 2.57m) Formerly part of the garage, this versatile space has been converted to create a dedicated home gym, with full Building Regulations approval. Benefiting from interlocking gym-tiled flooring, lighting, power, two windows and French doors, the room could equally suit a home office, hobby room or additional reception space depending on the requirements of the new owner.









OUTSIDE

The property occupies a generous and private plot of approximately 0.25 acres (STS) and is approached through double gates. A substantial block-paved driveway provides parking for numerous vehicles and leads directly to the garages. The wraparound gardens have been thoughtfully landscaped and are predominantly laid to lawn with mature borders, established planting, mature fruit trees including; two cooking apples, three eating apple, one pear and two plum and a patio seating area. A substantial paved patio provides an excellent space for outdoor dining and entertaining, while additional features include a brick-built log store, outside water tap and outdoor power points. The gardens enjoy a high degree of privacy and security and are enclosed by established boundaries throughout.

GARAGE

16' 8" x 8' 5" (5.08m x 2.57m) A single garage of matching brick and pantile construction with twin opening doors, lighting and power, providing excellent parking and storage space.

KEY FACTS FOR BUYERS

SERVICES

Mains electricity, water and drainage services available. Oil central heating.

EPC RATING – C.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

WEBSITE

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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.

GENERAL

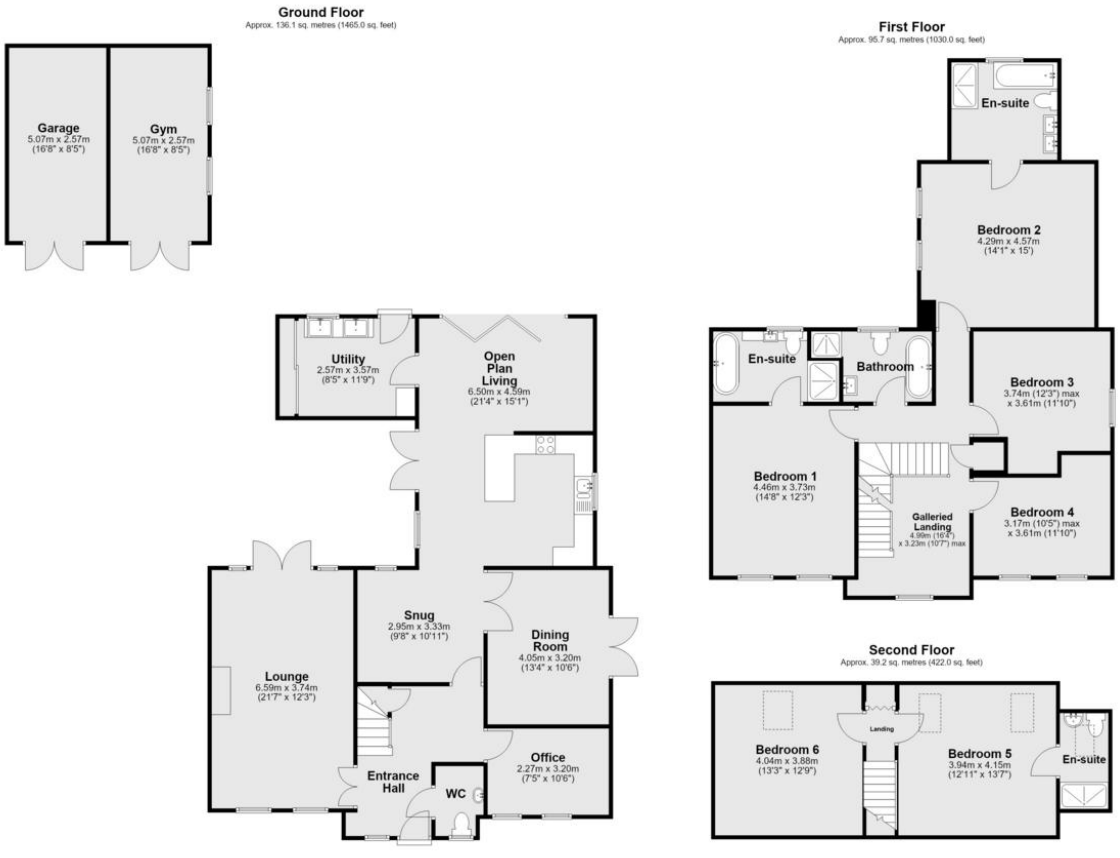
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Total area: approx. 271.0 sq. metres (2917.0 sq. feet)

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

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