



Bespoke New Build, Scampton, Lincolnshire



Bespoke New Build, Scampton, Lincolnshire

Lincoln - 6 miles Newark - 22 miles (London Kings Cross 85 mins)

Set in the heart of this most popular of villages, Millcroft Development have created this stunning detached new build dwelling, which occupies an extensive plot of some 0.5 of an acre, offering stylish living space throughout its 2,778sq.ft of accommodation. The property briefly comprises reception hall, 21ft reception room, beautifully appointed dining kitchen, with fully retractable patio doors, home office, utility, cloakroom and integral garage to the ground floor, whilst to the first floor is a master bedroom with full en-suite, guest bedroom with en-suite shower room, two further double bedrooms and family bathroom.

The property further benefits from principally engineered oak flooring with underfloor heating to ground floor accommodation, internal feature brick walls, remote control garage doors, along with principally laid to lawn landscaped grounds.



ACCOMMODATION

Reception Hall

Entrance via solid wood front door; staircase rising to first floor landing, wall mounted alarm.

Reception Room 6.40m x 6.30m (20'12 x 20'8)

Twin wooden double glazed windows to front, feature double glazed wooden arch window to side, twin wooden double glazed doors to rear; feature brick fireplace with cast iron log burner; slate hearth, feature brick wall.

Kitchen/Dining/Family room 6.31m x 5.85m (20'8 x 19'2)

Double glazed retractable doors to side, dual aspect wooden double glazed windows to side and rear; two double glazed Velux to roof, contemporary kitchen units with central island and granite work surfaces, sink and drainer, integrated Neff appliances include induction hob, twin ovens, dishwasher and fridge/freezer; ceramic tiled flooring.

Home Office 3.55m x 2.55m (11'8 x 8'4)

Double glazed wooden window to front.

Utility 3.20m x 2.40m (10'6 x 7'10)

Wooden partially double glazed door to side, matching wall and base units, tiled splashbacks, sink and drainer, space for washing machine and tumble dryer, granite flooring.

Cloakroom

Hidden cistern WC, wall mounted basin, tiled flooring, extractor.

Integral double garage 6.40m x 5.83m (20'12 x 19'1)

Electric up-and-over doors, wooden double glazed windows to side and rear; wall mounted 'Worcester' gas boiler; solid wood door to rear.

First floor landing

Twin double glazed Velux to roof, extensive storage cupboard, access to loft space, airing cupboard, exposed brick wall, two radiators.

Master bedroom 5.48m x 4.17m (17'12 x 13'8)

Dual aspect double glazed wooden windows to front and side, wired for media, feature exposed brick wall, radiator.

En-suite bathroom 3.85m x 2.80m (12'7 x 9'2)

Double glazed wooden window to rear; 4 piece suite comprising double ended bath, basin, hidden cistern WC, large walk-in shower; wall mounted heated towel rail, part tiled.

Bedroom Two 4.09m x 3.27m (13'5 x 10'9)

Double glazed window to front, wired for media, radiator.

En-suite shower room

Wooden double glazed wooden window to side, 3 piece suite comprising basin, hidden cistern WC, walk-in shower, part tiled, heated towel rail.

Bedroom Three 5.12m x 3.74m max (16'9 x 12'3)

Double glazed wooden window to front, radiator, wired for media.

Bedroom Four 4.17m x 3.02m (13'8 x 9'11)

Double glazed wooden windows to side and rear, wired for media, radiator.

Family Bathroom 3.22m x 2.39m (10'7 x 7'10)

Wooden double glazed window to front, 4 piece white suite comprising hidden cistern WC, pedestal basin, double ended bath, large walk-in shower; heated towel rail, part tiled.

OUTSIDE

Gravel driveway leads to hard standing area and garaging.

Gardens

Principally laid to lawn, pedestrian pathways, large slate terrace area with access from kitchen and reception room, fenced and hedged boundaries.

LOCAL AUTHORITY

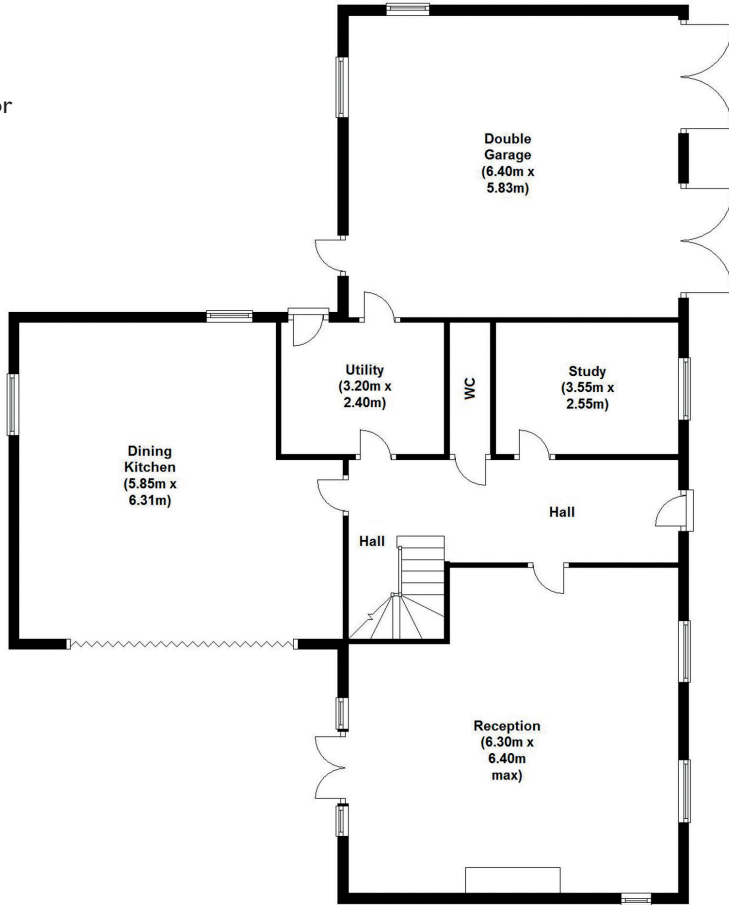
West Lindsey District Council - 01427 676676

AGENT

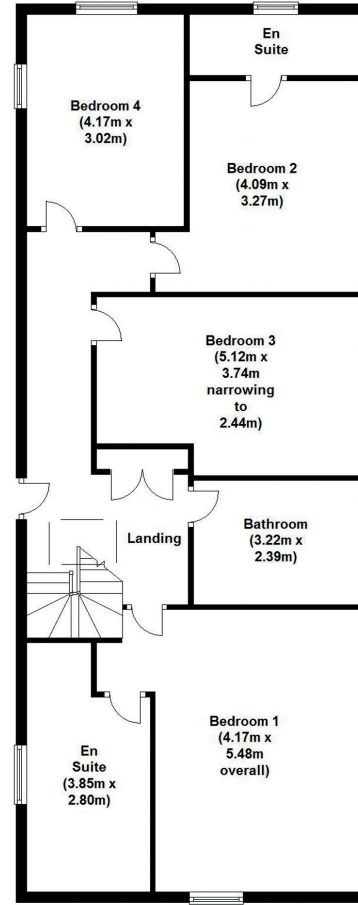
Hannah McConnell-Wood 01522 504304 info@jhwalter.co.uk



Ground Floor



First Floor





POST CODE - LN1 2SD

IMPORTANT NOTICE

JHWalter try to provide accurate sales particulars, however, they should not be relied upon as statements of fact. We recommend that all the information is verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. JHWalter staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Crown Copyright. All rights reserved. Licence Number 100020449. The Ordnance Survey data may not show all existing features. JHWalter is the trading name of JHWalter LLP. Registered Office: 1 Mint Lane, Lincoln LN1 1UD. Registered in England and Wales. Registration Number: 0C334615



Energy Performance Certificate



15a, High Street, Scampton, LINCOLN, LN1 2SD

Dwelling type: Detached house Reference number: 2338-6067-7301-4276-4960
 Date of assessment: 27 September 2016 Type of assessment: SAP, new dwelling
 Date of certificate: 27 September 2016 Total floor area: 180 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 2,322**

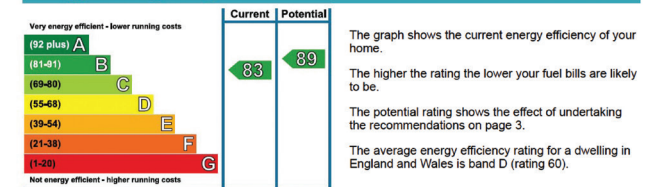
Over 3 years you could save **£ 141**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 291 over 3 years	
Heating	£ 1,704 over 3 years	£ 1,710 over 3 years	
Hot Water	£ 327 over 3 years	£ 180 over 3 years	
Totals	£ 2,322	£ 2,181	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 141
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 843

JHWalter LLP | 1 Mint Lane | Lincoln LN1 1UD

DX 11056 Lincoln | E info@jhwalter.co.uk

T 01522 504304 | F 01522 512720

www.jhwalter.co.uk

