



Summergeates,
9 Vicarage Lane, Scothern

BROWN & CO JH Walter



Summergates. 9 Vicarage Lane, Scothern, Lincoln

Lincoln - 6 miles

Tucked away at the end of a no through road this substantial five bedroom dwelling nestles in beautifully landscaped grounds of around 0.30 of an acre. The spacious accommodation extends to around 3,108 sq ft and briefly comprises a generous entrance hall, lounge, open plan kitchen/diner, snug, study, shower room, utility, gym, integral garage with large attic room above to the ground floor. The first floor offers five bedrooms, en-suite shower room and a family bathroom.

Outside the front elevation is approached via double wooden gates onto a newly installed resin driveway which in turn leads to a double garage and covered carport. The Immaculate grounds sweep around the house offering manicured lawns, large patio area, beautiful flower beds, further raised beds containing herbs and vegetables, timber potting shed, timber playhouse, timber cycle shed/workshop and a wood storage area



ACCOMMODATION

Entrance Hall

With double glazed casement window to side elevation, double radiator, stairs to first floor, airing cupboard, cloaks cupboard, door to;

Lounge

With double glazed casement window to side rear elevation, double glazed French doors to rear elevation, double radiator, multifuel burner, built-in shelving.

Open Plan Kitchen/diner

Double glazed casement windows to side and rear elevation, double glazed French doors to rear elevation, fitted wall and base units with one and half bowl sink, Built in appliances include Siemens four ring gas hob with extractor over, Bosch dishwasher, two radiators, further glazed door back through to hallway.

Snug

Double glazed casement window to side elevation, double radiator, double doors to;

Study

Double glazed casement window to side elevation, double radiator.

Shower room

Double glazed casement window to rear elevation, three-piece suite comprising large walk-in shower cubicle, pedestal wash basin, low flush WC, heated towel rail, extractor, part tiled walls.

Utility

Double glazed casement window to rear elevation, double glazed door to rear elevation, fitted wall and base units with space and plumbing for washing machine, stainless steel single drainer sink, part tiled walls, double radiator, Worcester boiler, door to;

Gym

Double glazed casement window to rear elevation, door to;

Integral garage

Electric roller shutter door, built-in storage shelves, solar panel control unit, fixed stairs to;

Attic room

A generous storage space with further conversion potential subject to any necessary consents with two radiators, power and light.

First floor

Bedroom One

Double glazed casement windows to rear and side elevation, two built-in wardrobes, double radiator, door to;

En-suite shower room

Double glazed casement window to side elevation, three-piece suite comprising large walk-in shower cubicle with dual shower, low flush WC, pedestal wash basin, built-in storage unit, extractor, heated towel rail, part tiled walls.

Bedroom Two

Double glazed casement window to rear elevation, single radiator.

Bedroom Three

Double glazed casement window to rear elevation, single radiator.



Bedroom Four

Double glazed casement window to side elevation, single radiator, eaves storage cupboard.

Bedroom Five

Double glazed casement window to side elevation, single radiator.

Family bathroom

Double glazed casement window to rear elevation, four piece suite comprising panelled bath, shower cubicle, low flush WC, pedestal wash basin, heated towel rail, double radiator, eaves storage cupboard, part tiled walls, extractor.

Landing

Double glazed casement window to front elevation, double radiator, loft access with pulldown ladder.

OUTSIDE

The property sits in beautifully landscaped grounds of around 0.30 of an acre with mature trees and hedged/fenced boundaries. The front elevation is approached via double wooden gates onto a newly installed resin driveway which in turn leads to a double garage and covered carport. The Immaculate grounds sweep around the house offering manicured lawns, large patio area, beautiful flower beds, further raised beds containing herbs and vegetables, timber potting shed, timber playhouse, timber cycle shed/workshop and a wood storage area.

AMENITIES

Scothern is a thriving village with good transport links and local amenities including The Bottle and Glass public house, garden centre and church. Excellent schooling is also on offer via the Ellison Boulters Academy primary school in the village and William Farr Comprehensive School in neighbouring Welton.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band F

SERVICES

The property has mains water, gas, electric and mains sewer connections. It also has an array of 20 solar panels which have a feed in tariff ending in 2037. The income for the year ending in May 2022 was £2,313 per annum.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&coJHWalter 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Mulhall

01522 504304

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Ground Floor

Approx: 171.0 sq. metres (1840.4 sq. feet)



First Floor

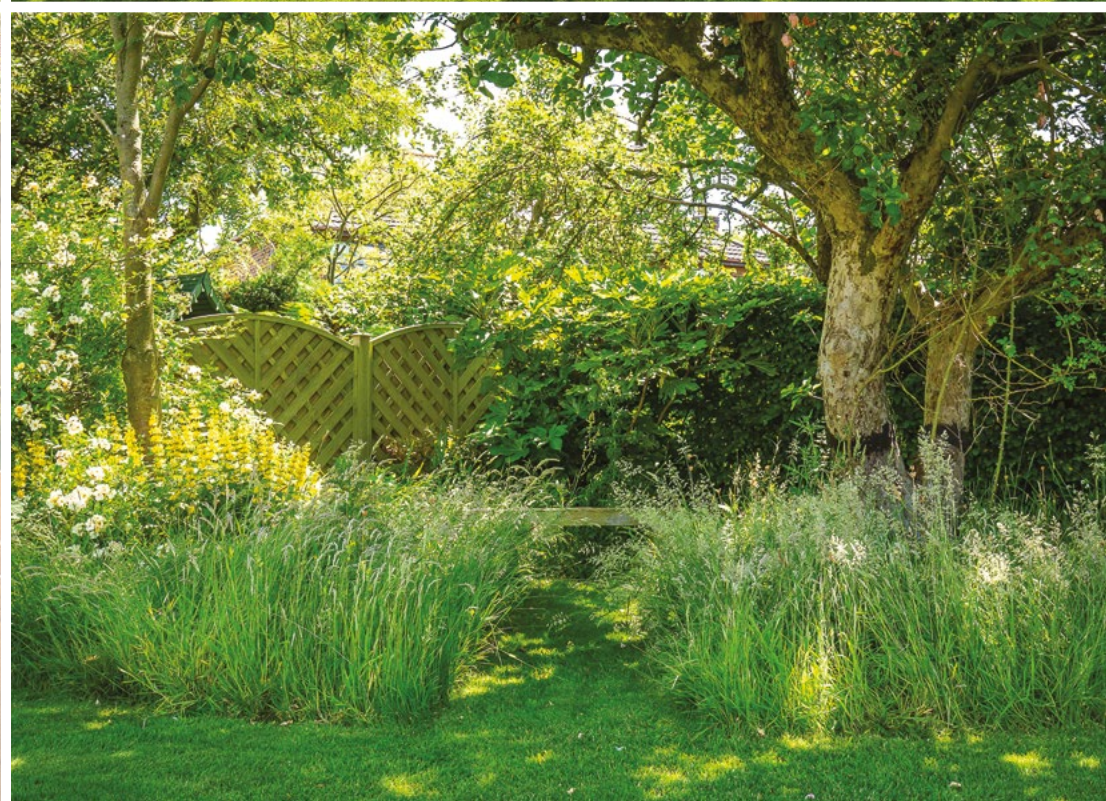
Approx: 117.8 sq. metres (1268.1 sq. feet)

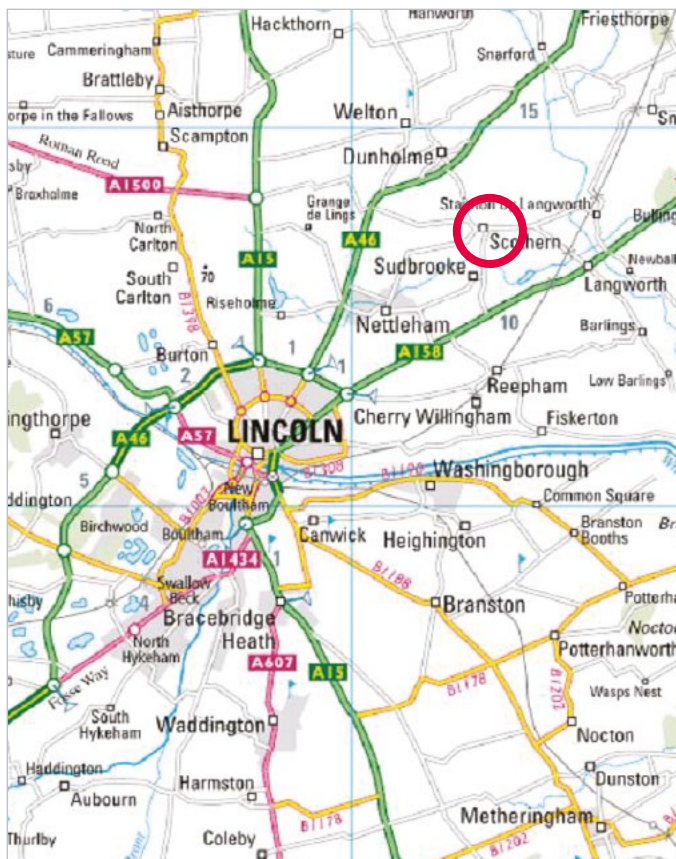


Total area: approx: 288.8 sq. metres (3108.4 sq. feet)









Energy performance certificate (EPC)

9 Vicarage Lane Scothern LINCOLN LN2 2UB	Energy rating C	Valid until: 21 June 2032 Certificate number: 8132-6626-9100-0622-7222
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Property type: Detached house

Total floor area: 244 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

DIRECTIONS: LN2 2UB

From the A46 Lincoln to Market Rasen road turn right signposted to Scothern and follow Scothern Lane until you reach a right hand turn onto Church Street. Then finally turn onto Vicarage lane where the property can be found at the end of the lane.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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