



Trenchard Square, Scampton Lincoln LN1 2TA

welcome to

Trenchard Square, Scampton Lincoln

A fantastic opportunity to acquire this spacious and historic detached home situated on the outskirts of Lincoln. This property benefits from a generous plot, providing the prospective buyer with scope for modernisation and personalisation.



Discover the potential of this characterful detached home, offering four generous bedrooms, two reception rooms, a utility room and two additional wc's, offered to the market with no onward chain. Boasting historic charm, this spacious home presents the prospective buyer with the opportunity to personalise the versatile space as desired.

Located on a generous plot, this property benefits from a fully enclosed rear garden, communal green space to the front and driveway parking to the side, additionally providing access to a single garage/outbuilding for additional convenience and storage.

Inside, the property in brief comprises: entrance porch, entrance hall, downstairs wc, lounge, dining room, kitchen, utility room, rear lobby/boot room, rear wc, four well-proportioned bedrooms, a family bathroom and a separate wc. Early viewing is strongly recommended to appreciate the plot and opportunity on offer.

Agent's Note: Prospective buyers should be aware there is a management charge payable to Trenchard Square (Scampton) Residents Company Limited with an estimated yearly charge of £1,324.40, please contact the branch for further details.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Entrance Hall

Downstairs Wc

Lounge

Dining Room

Kitchen

Utility Room

Rear Lobby / Boot Room

Rear Wc

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Walk-In Airing Cupboard

Separate Wc

Single Garage / Outbuilding

Outside

Agent's Note



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welcome to

Trenchard Square, Scampton Lincoln

- CHARACTERFUL & SPACIOUS DETACHED HOME
- FOUR GENEROUS BEDROOMS
- TWO RECEPTION ROOMS
- FAMILY BATHROOM & TWO DOWNSTAIRS WC'S
- DRIVEWAY PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£390,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR124411



Property Ref:
LCR124411 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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