



Craypool Lane, Scothern LINCOLN LN2 2UT

welcome to

Craypool Lane, Scothern LINCOLN

This semi-detached home is located within the sought after village of Scothern. Benefitting from no onward chain, two bedrooms, two reception rooms, garden with enclosed yard area, off road parking and a detached garage, early viewing is a must!



Situated within the popular village of Scothern is this characterful two bedroom semi-detached home, enjoying local access to a range of village amenities as well as transport links and schooling. The property in brief comprises: entrance hall, lounge, dining room with stairs rising to the first floor, a fitted kitchen, two well-proportioned bedrooms and a shower room. Outside, this property benefits from a driveway to the front providing off road parking for one to two cars and access to the detached garage. Alongside the driveway is an area of lawn with mature shrubs, steps leading to the front door and an enclosed yard area. Early internal viewing is strongly recommended to appreciate this property in full.

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 Hall

Lounge

Dining Room

Kitchen

Bedroom One

Bedroom Two

Shower Room

Outside



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Craypool Lane, Scothern LINCOLN

- NO ONWARD CHAIN
- CHARACTERFUL SEMI-DETACHED HOME
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY PARKING

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR123722 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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