



Cherry Trees

South Scarle

MOUNT & MINSTER



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A splendid residence in an equally attractive village, benefitting from beautiful gardens and unspoilt views over the glorious rural countryside.

- Detached Home
- Landscaped Gardens
 - Private Driveway
 - Double Garage
 - Kitchen & Utility
 - Lounge
 - Dining Room
- Three Double Bedrooms
 - Large Bathroom
- No Onward Chain



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INTRODUCTION

A charming home in a quiet village with stunning views over the open countryside. Offered with no onward chain, this splendid residence has spacious accommodation including a well-proportioned lounge with bifold doors out to the rear garden, a modern kitchen with a utility room adjoining, a dining room off the spacious entrance hall, three double bedrooms upstairs, complemented by a beautiful bathroom.

OUTSIDE

The property is approached onto a paved driveway with ample private parking and direct access into the double garage with an electric up and over door. There is a small lawned area to the front elevation, surrounded by trees and flower beds. Side gates are located on either side. The rear garden is a plethora of colour all year round, enjoying lawns and a paved seating area complemented by a retractable awning for outdoor dining and entertaining. There is a summer house in one corner, together with a pond and water feature in the other opposite corner. The greenhouse is an ideal area for growing fruit and vegetables.

LOCATION

South Scarle is a charming and well-regarded village that offers an appealing blend of countryside tranquillity and everyday convenience. Enjoying an attractive rural setting, the village is ideal for those seeking a quieter pace of life without compromising on accessibility. Both Newark and Lincoln are within comfortable reach, providing an excellent range of shopping, dining, leisure and professional services, while the surrounding countryside adds greatly to the sense of space and lifestyle appeal.





The village is also particularly well placed for families and commuters alike, with a selection of schooling options available in the surrounding area and excellent transport connections nearby. The A46 provides straightforward road access between Newark and Lincoln, while Newark also offers highly regarded rail links for wider regional and national travel. Altogether, South Scarle presents an enviable opportunity to enjoy village living in a location that remains exceptionally well connected.

SERVICES

The property is centrally heated throughout (oil) with mains water, drainage and electricity.

ENERGY PERFORMANCE

EPC Rating: TBC

COUNCIL TAX

Band: D

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWING

By prior arrangement with the Agents: 01522 716 204

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Lincoln:

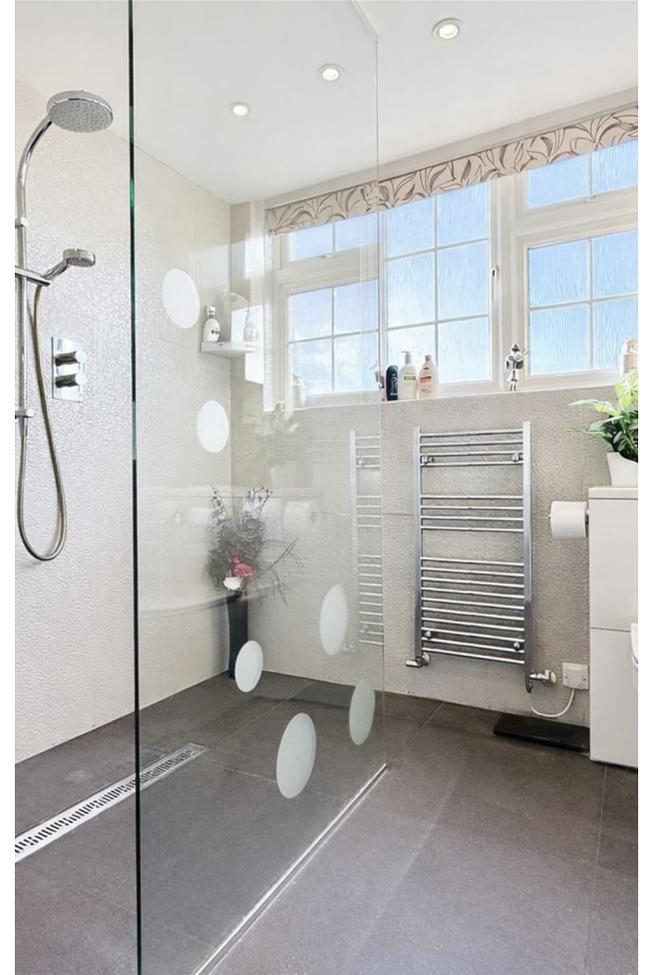
T: 01522 716 204

@: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster 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.

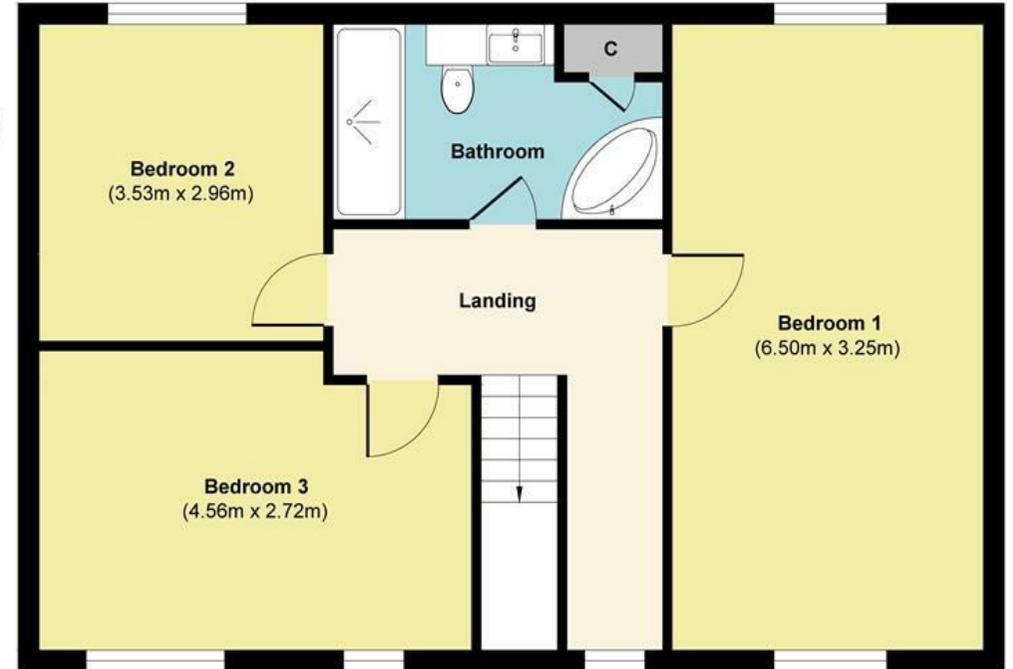




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Ground Floor
Approximate Floor Area
(63.45 sq. m)



First Floor
Approximate Floor Area
(64.28 sq. m)

Approx. Gross Internal Floor Area 127.73 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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