



67 Main Street
Scopwick

MOUNT & MINSTER

67
Main



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Scopwick

A handsome and prominent residence, enjoying character elevations while built to modern construction standards to create a warm and elegant home with enviable views to the rear.

INTRODUCTION

Offering the discerning buyer the best of both worlds; traditional stone elevations giving a character feel, yet built in recent years to create a more energy efficient home with underfloor heating on both floors. The property was built by the current owners and has never been offered for sale before. There is air conditioning and air source installed to heat the and cool the house, with beautifully landscaped grounds and living space above the garage as well. The accommodation briefly includes a large kitchen diner that flows straight through to light and airy garden room that looks out over the unspoilt views to the rear, complimented by both a formal lounge and a smaller family room, the former benefitting from a log-burner. There is also a large home office on the ground floor, although the sixth bedroom above the garage would similarly suit an additional office space as well. Upstairs, there are five double bedrooms and four bathrooms, including three ensembles.

LOCATION

The village of Scopwick is highly desirable not only due to the attractive local properties, but also due to the ease of access to major transport hubs and local towns and cities. The Royal Oak, just a short walk from the property, offers a welcome hub to the village with good food and plenty of choice for both beer and wine drinks alike, sometimes with live entertainment.

The Cathedral City of Lincoln is located a mere 10 miles north and is internationally renowned for the 11th-century castle and Medieval Cathedral, as well as its charming architecture. The Museum of Lincolnshire Life and the Collection, which houses archaeological exhibits and art, are both popular attractions, together of course with Lincoln Castle, with its superb fortified walls and open grounds, accommodating the famous Magna Carta. The Bailgate area of 'Up-Hill' Lincoln offers a plethora of boutique and independent shopping and eateries.

The nearby towns of Newark and Grantham provide excellent travel connections to London, with travel times of around an hour. The A46, A15 and A1 trunk roads provide easy access in all directions. Sleaford is also conveniently located just south of village.

OUTSIDE

The property is approached onto a gravel driveway through double gates and a large front lawn. The driveway is generous with parking for multiple vehicles that leads straight to the double garage. There is a smaller lawn to the rear with multiple paved areas for outdoor dining and entertaining.

SCHOOLS

Primary

There are a range of village primary schools close to Scopwick. Digby The Tedder Primary is the closest school and has an Outstanding Ofsted. Metheringham and Digby C of E schools both offer free school transport and wrap around care.

Secondary

The nearby town of Sleaford has three secondary schools: Carre's Grammar School, Kesteven and Sleaford High School Selective Academy and St George's Academy. The grammar schools are based in Sleaford, however St George's operates across two sites, one of which is in Ruskington, where pupils are educated separately; the Sixth Form, however, is based solely at Sleaford.



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SERVICES

The property benefits from mains water, electricity and drainage. Heating is via air source heat pumps.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

COUNCIL TAX BAND

Band: F

North Kesteven District Council

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWINGS

By prior arrangement with the Agents: 01522 716450.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: Ellen@mountandminster.co.uk

BUYER IDENTITY CHECKS

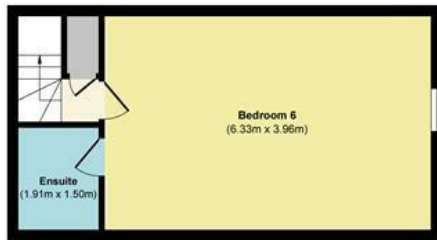
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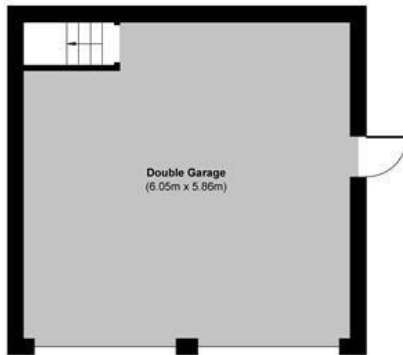




67 Main Street, Scopwick



Garage First Floor
Approximate Floor Area
(30.29 sq. m)



Garage Ground Floor
Approximate Floor Area
(35.45 sq. m)



Ground Floor
Approximate Floor Area
(131.09 sq. m)



First Floor
Approximate Floor Area
(108.56 sq. m)

Approx. Gross Internal Floor Area 305.39 sq. m

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

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