

*JH Walter*



The Alders, Scothern, Lincoln



## 4 The Alders, Scothern, Lincoln

Lincoln 6 - miles

A spacious and modern detached family home situated in the much sought after village of Scothern. The property benefits from excellently presented accommodation comprising briefly of entrance hall, WC, study, living room, kitchen diner, utility and conservatory to the ground floor, along with a master bedroom with en-suite, three further double bedrooms and family bathroom to the first floor. Outside the property is accessed via a block paved driveway which provides parking for several vehicles and leads to a detached double garage. Well-presented gardens also run to the front, side and rear.



### ACCOMMODATION

#### Entrance Hall

Front entrance door, stairs rising to first floor with feature arched window to side, under stairs storage cupboard, coving to ceiling, radiator.

#### Study 2.48m x 2.11m (8'2 x 6'11)

Double glazed window to front, fitted office furniture, coving to ceiling, radiator.

#### WC

Double glazed window to side, low level WC, wash basin, coving to ceiling, radiator.

#### Living Room 4.70m x 3.60m (15'5 x 11'10)

Double glazed window to front, further double glazed window to side, multi-fuel burning stove, coving to ceiling, radiator.

#### Kitchen Diner 6.97m x 2.78m (22'10 x 9'1)

Double glazed window to rear, French doors opening into conservatory, one and a half ceramic drainer sink inset to solid beech worktops, matching base and eye level storage units, integrated 'SMEG' dishwasher, space for cooker with extractor hood over, space for fridge freezer, coving to ceiling, radiator.

#### Utility 2.78m x 1.62m (9'1 x 5'4)

Double glazed window to side, entrance door to rear, one and a half ceramic drainer sink inset to solid beech worktops, tiled splashbacks, space and plumbing for washing machine, wall mounted central heating boiler, coving to ceiling, radiator.

#### Conservatory 2.96m x 2.86m (9'8 x 9'5)

French doors opening to rear garden, tiled floor, ceiling fan, radiator.

#### First Floor Landing

Storage cupboard, loft access, radiator.

#### Bedroom One 4.69m x 3.63m (15'5 x 11'11)

Double glazed windows to front, double glazed window to side, built in wardrobes, coving to ceiling, radiator.

#### En-Suite

Double glazed window to side, low level WC, pedestal wash basin, corner shower cubicle, tiled splashbacks, coving to ceiling, radiator.

#### Bedroom Two 3.78m x 3.10m (12'5 x 10'2)

Double glazed window to rear, coving to ceiling, radiator.

#### Bedroom Three 3.03m x 2.83m (9'11 x 9'3)

Double glazed window to rear, coving to ceiling, radiator.

#### Bedroom Four 3.10m x 2.53m (10'2 x 8'4)

Double glazed window to rear, built in wardrobe coving to ceiling, radiator.

#### Bathroom 2.83m x 2.38m (9'3 x 7'10)

Double glazed window to rear, low level WC, pedestal wash basin, bath with wall mounted shower unit over and glazed shower screen, appropriate tiling, coving to ceiling, radiator.

### OUTSIDE

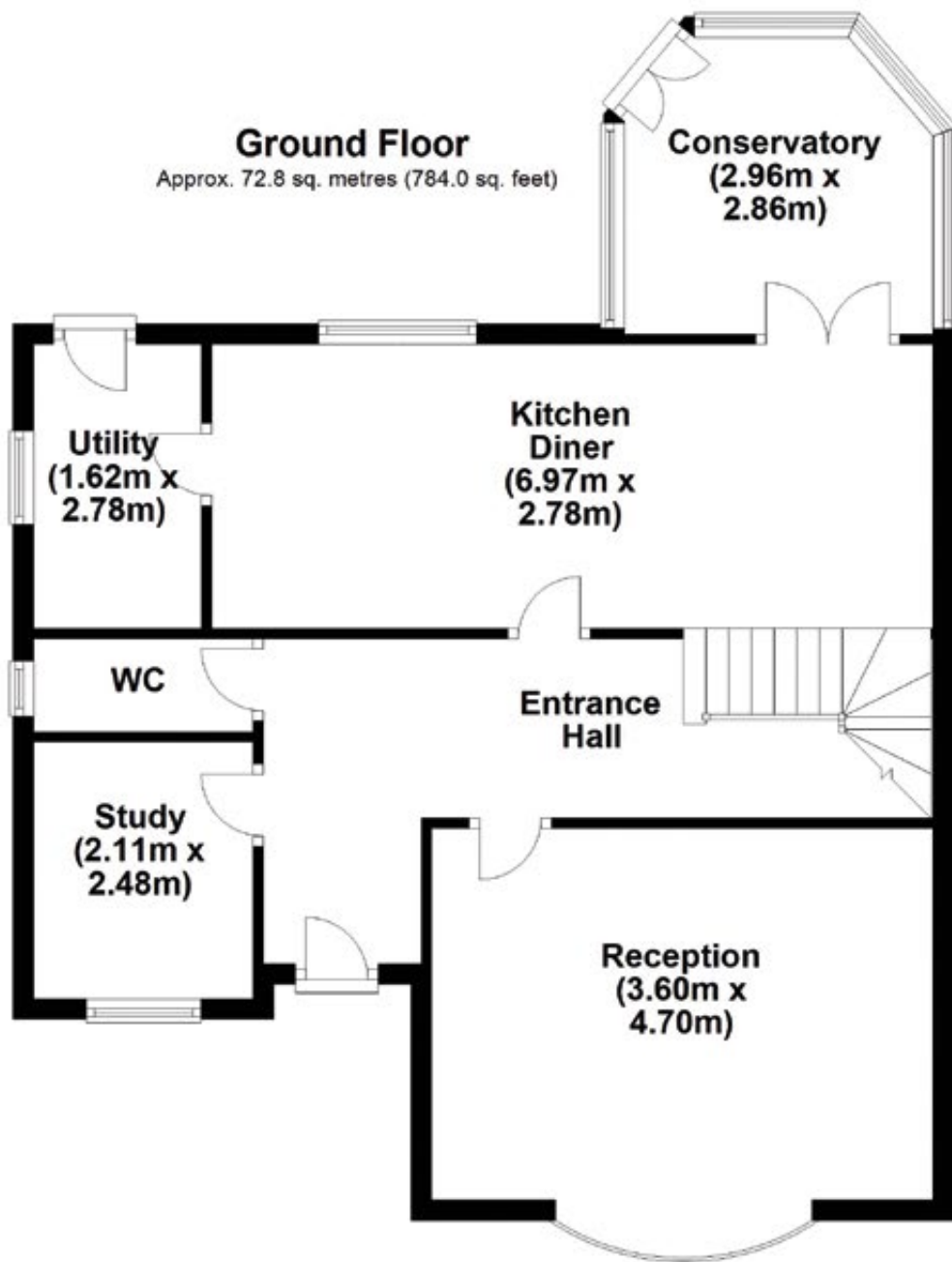
The property is accessed via a block paved driveway which leads to a detached double garage with two up and over doors, personnel door and loft storage.

The front garden is laid to lawn with decorative shrubs and borders and gated side access leads to the enclosed rear garden which is also mainly laid to lawn with paved patio, decorative shrubs and borders, and an outside tap.



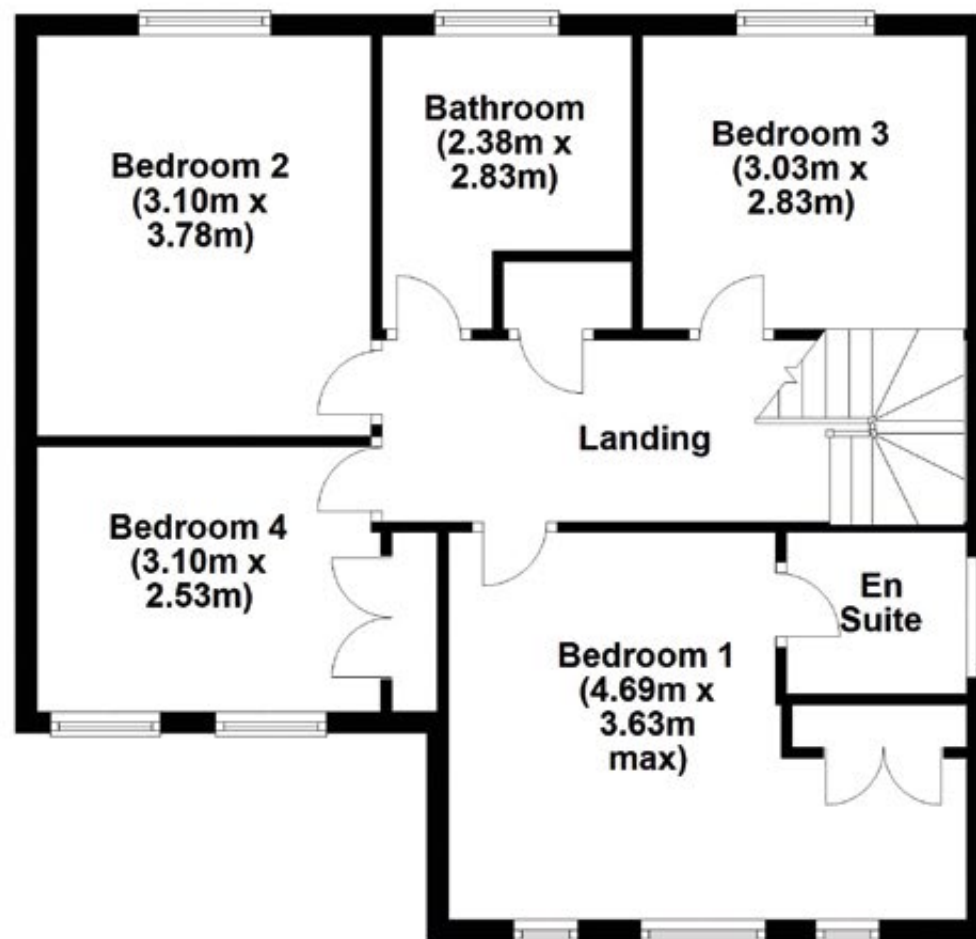
## Ground Floor

Approx. 72.8 sq. metres (784.0 sq. feet)



## First Floor

Approx. 64.8 sq. metres (697.8 sq. feet)



## SITUATION

Scothern is a popular village full of character situated approximately 6 miles to the North of Lincoln. The Bottle and Glass public house was featured in The Telegraph in March 2008, when Prince William visited the pub for cider and a pie with his friends from the Red Arrows. There is a small garden centre, with a tea room along with a vibrant Village Hall. The parish church on Church Street is dedicated to St Germain. Scothern has its own primary school, Ellison Boulsters Academy whilst for senior schooling the village is in the catchment area for the renowned William Farr Academy in nearby Welton and is recognised as outstanding in its last Ofsted inspection. The village cricket club, formed in 1965, has teams competing at all youth levels. Senior sides on Saturday and Sunday compete in county league and cup competitions.

## SERVICES

Mains water & electricity. Gas fired central heating with mains drainage. None of the services or appliances have been tested by the agent.

## TENURE

Freehold. For Sale by Private Treaty.

## POSSESSION

Vacant possession upon completion.

## LOCAL AUTHORITY

West Lindsey District Council - 01427 676676

## COUNCIL TAX

The property is in Council Tax Band E.

## FIXTURES & FITTINGS

All items specifically mentioned in these particulars are included in the sale. Certain additional items may be available for purchase by separate negotiation.

## BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter 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) Regulation 2017. Further, when a property is for sale by tender an I.D 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.

## AGENT

James Drabble  
01522 504304  
info@jhwalter.co.uk





## Energy Performance Certificate HM Government

**4, The Alders, Scothern, LINCOLN, LN2 2WD**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 8841-6623-8190-0529-7972
<b>Date of assessment:</b> 31 July 2019	<b>Type of assessment:</b> RdSAP: existing dwelling
<b>Date of certificate:</b> 31 July 2019	<b>Total floor area:</b> 122 m <sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,624</b>
<b>Over 3 years you could save</b>	<b>£ 762</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 462 over 3 years	£ 258 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold;">You could save £ 762 over 3 years</p> </div>
Heating	£ 2,076 over 3 years	£ 1,779 over 3 years	
Hot Water	£ 486 over 3 years	£ 225 over 3 years	
<b>Totals</b>	<b>£ 3,024</b>	<b>£ 2,262</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

How energy efficient - lower ratings are better

Not energy efficient - higher ratings are better

Current	Potential
G	D

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £8,000	£ 102
2 Low energy lighting for all fixed outlets	£60	£ 174
3 Replace boiler with new condensing boiler	£2,300 - £3,000	£ 357

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.energy.gov.uk](http://www.energy.gov.uk) or call telephone 0800 444202. This Green Deal may enable you to make your home warmer and cheaper to run.

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