



2 Bridge Lane  
Scopwick

MOUNT & MINSTER





- Detached bungalow
  - Four bedrooms
    - En suite
    - Study
  - Kitchen/diner
  - Countryside views
- Single 27ft tandem garage and off road parking
- Situated down a private road
  - Laundry Room



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**INTRODUCTION**

This delightful four bedroom detached bungalow is located down a private road in the popular village of Scopwick. The property has been renovated and modernised throughout by the current owners, to create a stunning light residence, the accommodation briefly comprises a open plan kitchen/diner which is flooded by an abundance of natural light and benefits from French doors which provide access to the patio to the rear where you can enjoy the open countryside views beyond. The kitchen is finished to a high specification with a range of wall and base units. The property further benefits from a lounge with a feature wood burning stove and French doors providing access out onto the garden, along with a master bedroom with a dual aspect views and built in wardrobes and en-suite. There are also three further bedrooms and additional study and laundry room.

The property sits on a wrap around plot, to the front the garden is primarily laid to lawn, with a driveway providing ample off road parking with access to a 27ft single tandem garage with up and over door. To the rear there is a private patio providing the ideal area for alfresco dining and entertaining, enjoying the open countryside views beyond.

**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. There is also a direct line train to London from the nearby village of Metherringham which is approximatley 1.5 miles away.

**SCHOOLS**

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

**ACCOMMODATION**

**Kitchen/Diner**

Tiled flooring, range of wall and base units, wooden work surfaces over, composite sink and drainer, integrated appliances including a microwave and extractor hood, tiled splashbacks, uPVC double glazed windows to all aspects, radiator, French doors leading onto the rear. Access into master bedroom and inner hallway.

**Inner Hallway**

Provides access to the lounge.







### Lounge

17' 4" x 21' 0" (5.28m x 6.40m)

Carpet, uPVC double glazed windows and French doors to side, feature wood burner.

### Master bedroom

11' 5" x 17' 3" (3.48m x 5.25m)

Carpet, uPVC double glazed windows to rear and side, radiator, countryside views and built in wardrobes.

### En suite

Tiled flooring, corner shower cubicle, pedestal wash hand basin unit, low level WC

### Laundry room

4' 10" x 5' 10" (1.47m x 1.78m)

space and plumbing for appliances, sink and drainer unit.

### Bedroom two

14' 4" x 11' 3" (4.37m x 3.43m)

Carpet, uPVC double glazed window to side and front aspects and radiator.

### Bedroom three

11' 3" x 8' 7" (3.43m x 2.61m)

PVC double glazed window to front aspect, radiator and porcelain wood effect flooring.

### Bedroom four

9' 9" x 8' 1" (2.97m x 2.46m)

uPVC double glazed window to rear aspect and radiator.

### Study

7'4" x 6'4" (2.26m x 1.95m)

uPVC double glazed window to side aspect, radiator and porcelain tiled wood effect flooring.

### Bathroom

8'0" x 6'0" (2.44m x 1.83m)

Tiled flooring, vanity wash hand basin unit, panelled bath with separate shower cubicle, WC, extractor unit and uPVC double glazed window to rear.

### OUTSIDE

The garden is primarily laid to lawn, with a driveway providing ample off road parking with access to a single tandem garage (approx 27ft long) with up and over door. To the rear there is a private patio providing the ideal area for alfresco dining and entertaining, enjoying the open countryside views beyond.

### METHOD OF SALE

The property is offered for sale by Private Treaty.

### TENURE

Freehold with vacant possession on completion.

### ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D

### COUNCIL TAX BAND

Band: D

North Kesteven District Council

### VIEWINGS

By prior arrangement with the Sole Agents (01522 716204).





**PARTICULARS**

Drafted and photographs taken following clients' instructions of September 2023.

**ADDITIONAL INFORMATION**

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

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**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.





## 2 Bridge Lane



**Approx. Gross Internal Floor Area 156.30 sq. m**

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

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