



**£595,000**

Cawthorn Farm, Scarborough Lane, New York, Lincoln LN4 4XW

**SHARMAN BURGESS**



**Cawthorn Farm, Scarborough Lane, New  
York, Lincoln LN4 4XW  
£595,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

10' 3" x 23' 3" (3.12m x 7.09m)

Having composite entrance door with matching side panel windows, integral door to garage.

**LOUNGE**

20' 3" x 14' 11" (maximum) (6.17m x 4.55m)

Having two double glazed windows to side elevation, double glazed patio doors to rear elevation, radiator, coved cornice, TV aerial point, feature brick built fireplace with solid wooden mantle, stone hearth and multi fuel burner inset.

A deceptively spacious detached bungalow (built circa 2020) situated in a rural location with open field views to all sides. The plot extends to approximately 3 Acres (s.t.s) in total and includes a well stocked fishing lake (approx 0.75 Acres (s.t.s)) and level grassland. The property provides flexible living accommodation comprising entrance hall, lounge, kitchen diner, utility room, shower room, three double bedrooms and en-suite shower room to bedroom one. Further benefits include ample off road parking, double garage with office and loft space above (providing scope and potential for conversion), 36 owned solar panels and workshop with multi-fuel burner within. The overall floor space of the bungalow equals 3,677 sq ft in total. EPC rating B.



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### KITCHEN DINER

19' 5" x 19' 1" (5.92m x 5.82m)

Having a modern fitted kitchen comprising areas of work surface with inset composite sink and drainer with mixer tap, wide range of wall and base level units, double range style cooker with Rangemaster cooker hood above, integrated dishwasher, partly tiled walls, ceiling light points, radiator, TV aerial point, double glazed window to rear elevation, patio doors to rear elevation, ornamental fireplace with multi-fuel style electric fire inset, door to: -

### UTILITY ROOM

9' 4" x 9' 8" (2.84m x 2.95m)

Having matching wall and base level units to that of the kitchen, area of worksurface with inset stainless steel one and a half bowl sink unit with mixer tap, space and plumbing for automatic washing machine, space for condensing tumble dryer, partly tiled walls, dual aspect double glazed windows, uPVC rear entrance door, radiator, door to: -

### SHOWER ROOM

Having low level WC, wash hand basin inset to vanity unit, shower cubicle with mains fed rainfall shower with hand held shower attachment and mermaid boarding within, radiator, double glazed window to side elevation, extractor fan.

### BEDROOM ONE

11' 1" x 14' 0" (3.38m x 4.27m)

Having double glazed window to side elevation, radiator, TV aerial point, door to: -



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### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising a double shower cubicle with mains fed rainfall shower with hand held shower attachment and mermaid boarding within, pedestal wash hand basin, low level WC, radiator, double glazed window to side elevation, extractor fan.

### BEDROOM TWO

11' 1" x 18' 2" (3.38m x 5.54m)

Having two double glazed windows to side elevation, radiator, TV aerial point. In the agents opinion, this room could easily be converted into two bedrooms, each with its own window.

### BEDROOM THREE

15' 11" x 9' 8" (4.85m x 2.95m)

Having dual aspect windows, radiator, TV aerial point, coved cornice, telephone point.

### BATHROOM

9' 11" x 10' 11" (3.02m x 3.33m)

Being fitted with a three piece suite comprising low level WC, ceramic wash hand basin inset to vanity unit, large panelled bath with mixer tap and telephone style shower attachment, wall mounted panel radiator, double glazed window to side elevation.



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### EXTERIOR

The property is accessed via double electric gates leading to a gravelled driveway which provides ample off road parking as well as access to the double garage. A second gravelled driveway is accessed via a five bar gate and provides further off road parking. The front, the property benefits from shrub and bush borders and also houses the Calor gas tank. A hand gate to the right hand side of the property leads to the remainder of the grounds.

### DOUBLE GARAGE

26' 4" x 19' 8" (8.03m x 5.99m)

Having two electric up and over doors, dual aspect double glazed windows, personnel door to side elevation, served by power and lighting, staircase rising to: -

### OFFICE

14' 4" (with restricted head height) x 19' 8" (4.37m x 5.99m)

Having double glazed window to side elevation, radiator, ceiling light point, solar panel invertors, door to: -



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### LOFT SPACE

42' 2" (maximum with restricted head height) x 44' 10" (maximum with restricted head height) (12.85m x 13.67m) - T-shaped room  
Having dual aspect double glazed windows. In the Agents opinion this room provides potential for further expansion and development (s.t.p.p).

The property sits on a plot of approximately 3 Acres (s.t.s) in total of domestic gardens, level grassland and a large treelined lake (approximately 0.75 Acre (s.t.s) in size) well stocked with Carp and other course fish. The grounds also house two timber sheds and a chicken run. The property is enclosed to the majority by a mixture of fencing and hedging and enjoys open field views to all sides.

### WORKSHOP

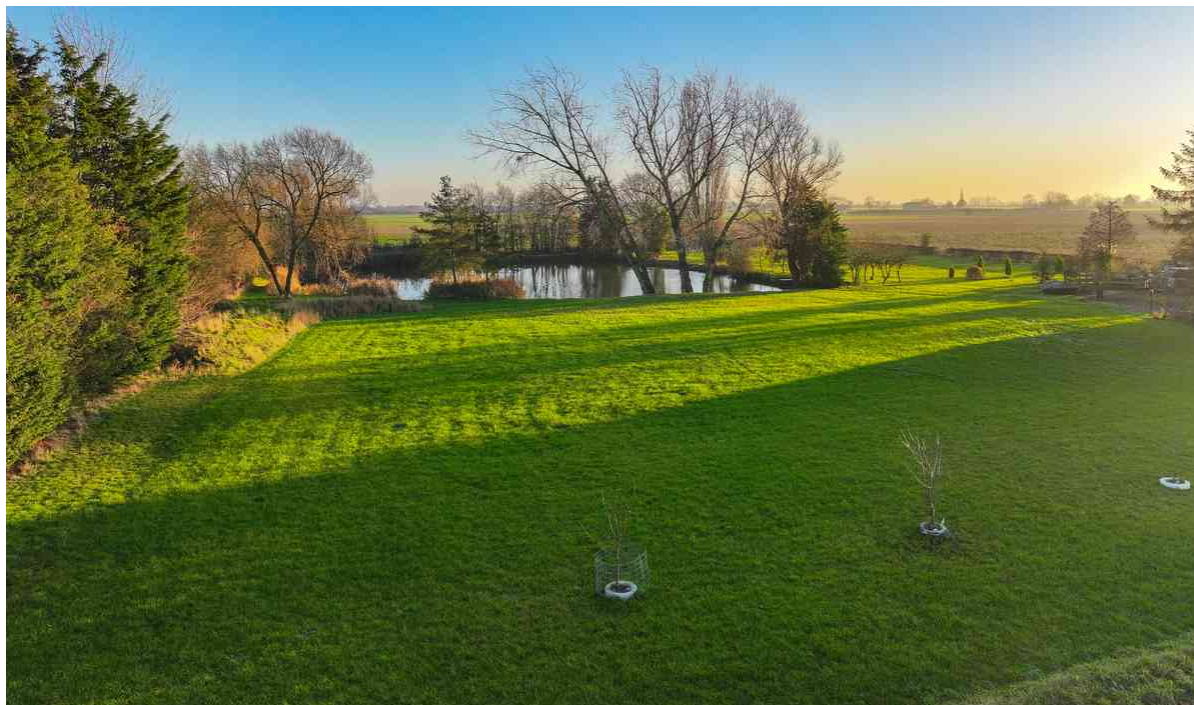
Housing a multi-fuel burner and a back-up petrol generator for the electric.

### SERVICES

Mains water is connected. The property is served by Calor gas heating and 36 solar panels for the electricity. Drainage is to a septic tank.

### REFERENCE

25112025/29557573/TUR



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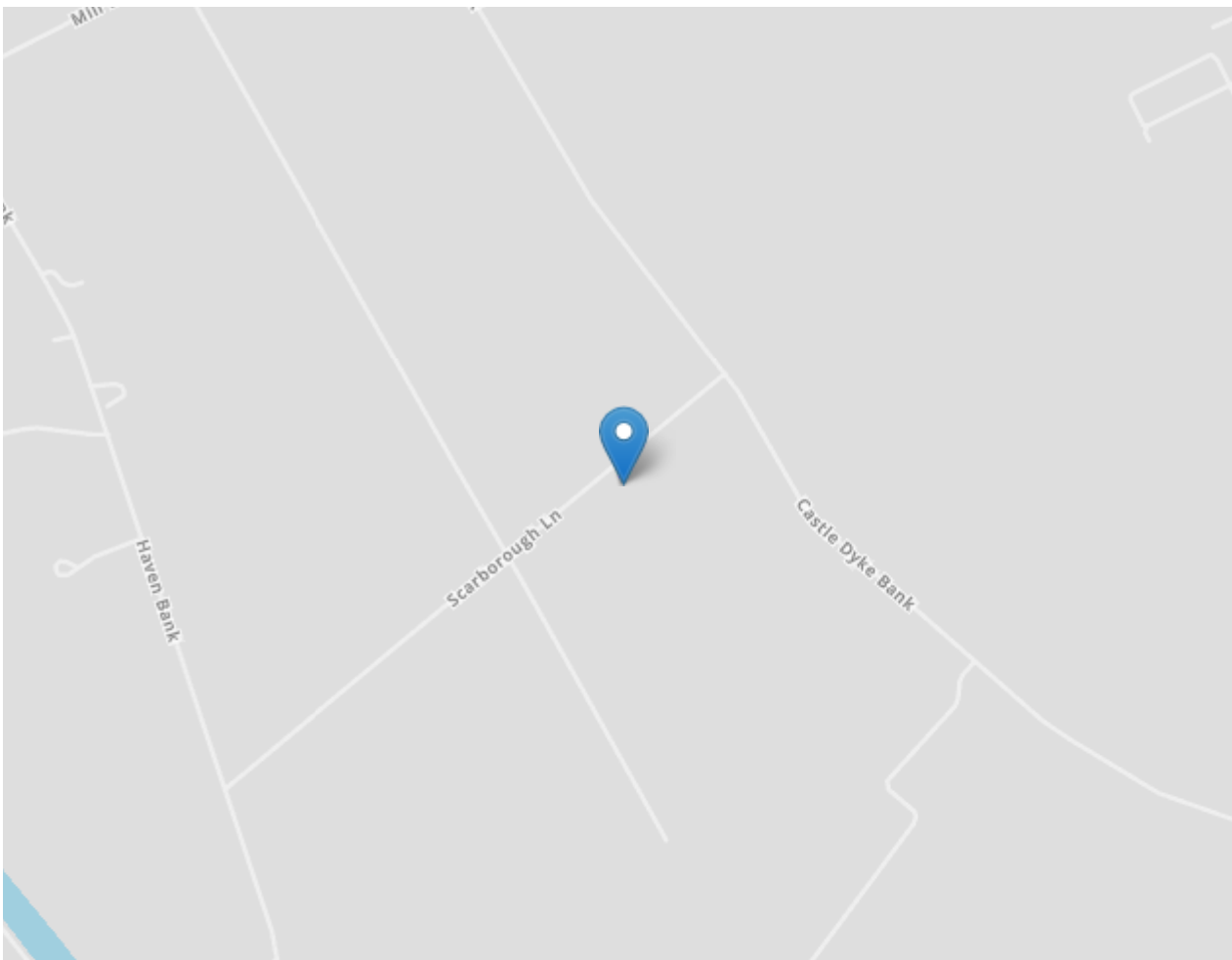
## AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

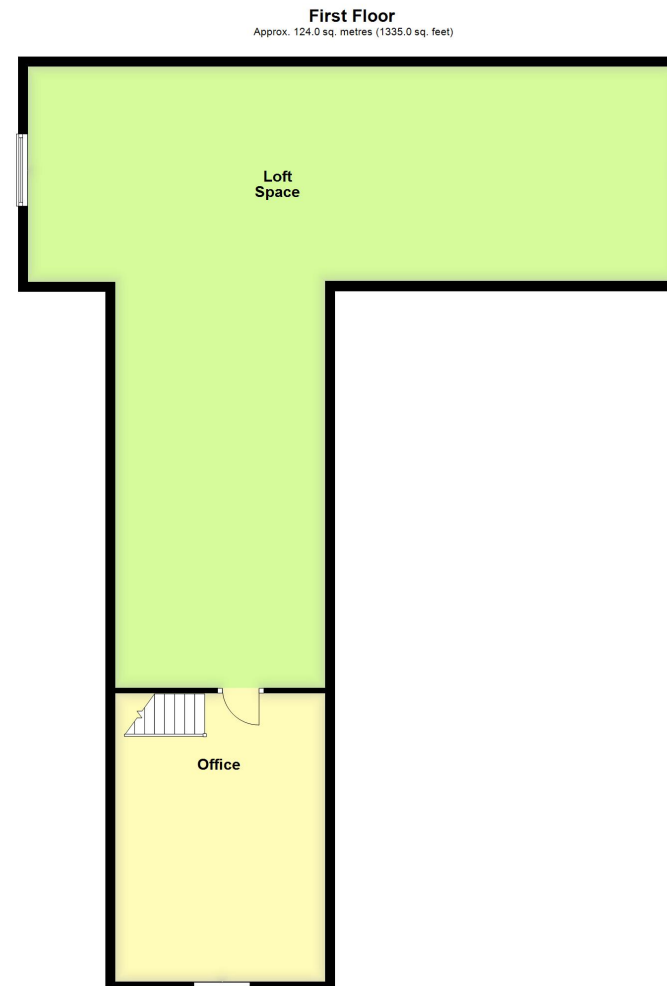
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Total area: approx. 341.6 sq. metres (3677.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		100
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	