



King&Co.

2, 617 COURT, SCAMPTON, HIGH STREET,  
LINCOLN. LN1 2TT  
£525,000



A Substantial detached 4 Bedroom family residence located within the highly desirable village of Scampton.

617 Court is brought to you by Pride Homes of Lincoln, with over 30 years' experience within the Lincolnshire construction industry. The development has been carefully designed to offer a range a bespoke, detached family homes, offering an optimal blend of traditional facades, with contemporary, open-plan internal layouts.





INFORMATION ~ Council Tax Band: E

~ Construction: Cavity Wall

~ Main heating: Gas central heating

~ Utilities: Mains gas, electric, drainage and water AIR SOURCE

~ Broadband: Ultrafast full fibre available

~ Mobile: Mobile coverage available

~ EPC rating B

For more information on broadband and mobile coverage go to: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

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A Substantial detached 4 Bedroom family residence located within the highly desirable village of Scampton near Lincoln.

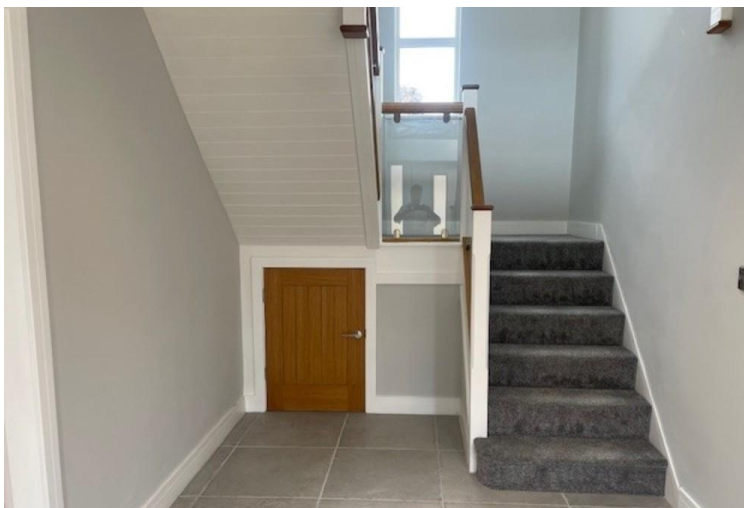
The development is located in the picturesque village of Scampton, home to the award winning 'Dambusters Inn' which draws customers from across the county and beyond.

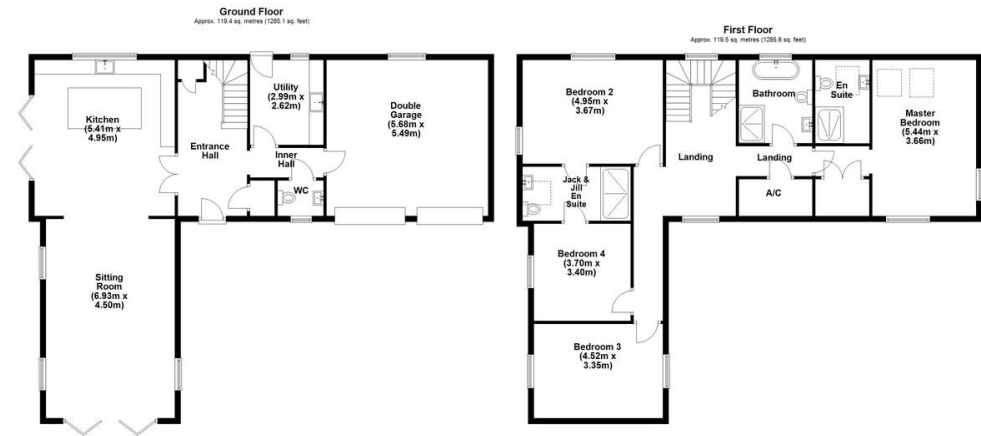
SERVICES Mains electricity, water, drainage are connected to the property. Central heating is provided by an Air Source heat pump. The property is double glazed throughout. None of the service installations within the property have been tested

TENURE We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS Strictly by prior appointment through the Agents office on 01522 525255

ANTI MONEY LAUNDERING King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.





Total area: approx. 238.8 sq. metres (2570.9 sq. feet)  
 While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
 Plan produced using Planity.



33 Silver Street, Lincoln,  
Lincolnshire, LN2 1EW

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 01522 525 255

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.