ABODE
SALES & LETTINGS

Watery Lane, Scropton, DE65 5PL

Asking Price £525,000



https://www.abodemidlands.co.uk







An impressive four-bedroom detached family home, occupying a private position within the sought-after village of Scropton, enjoying beautiful views across the surrounding countryside. Offering spacious and versatile accommodation throughout, the property benefits from two reception rooms, a generous kitchen diner, four double bedrooms and a recently refitted en-suite wet room. Externally, a substantial south-facing garden, ample driveway parking and an attached double garage complete this attractive countryside home.

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

258.1 m²

2779 ft²

Reduced headroom

5.7 m²

62 ft²

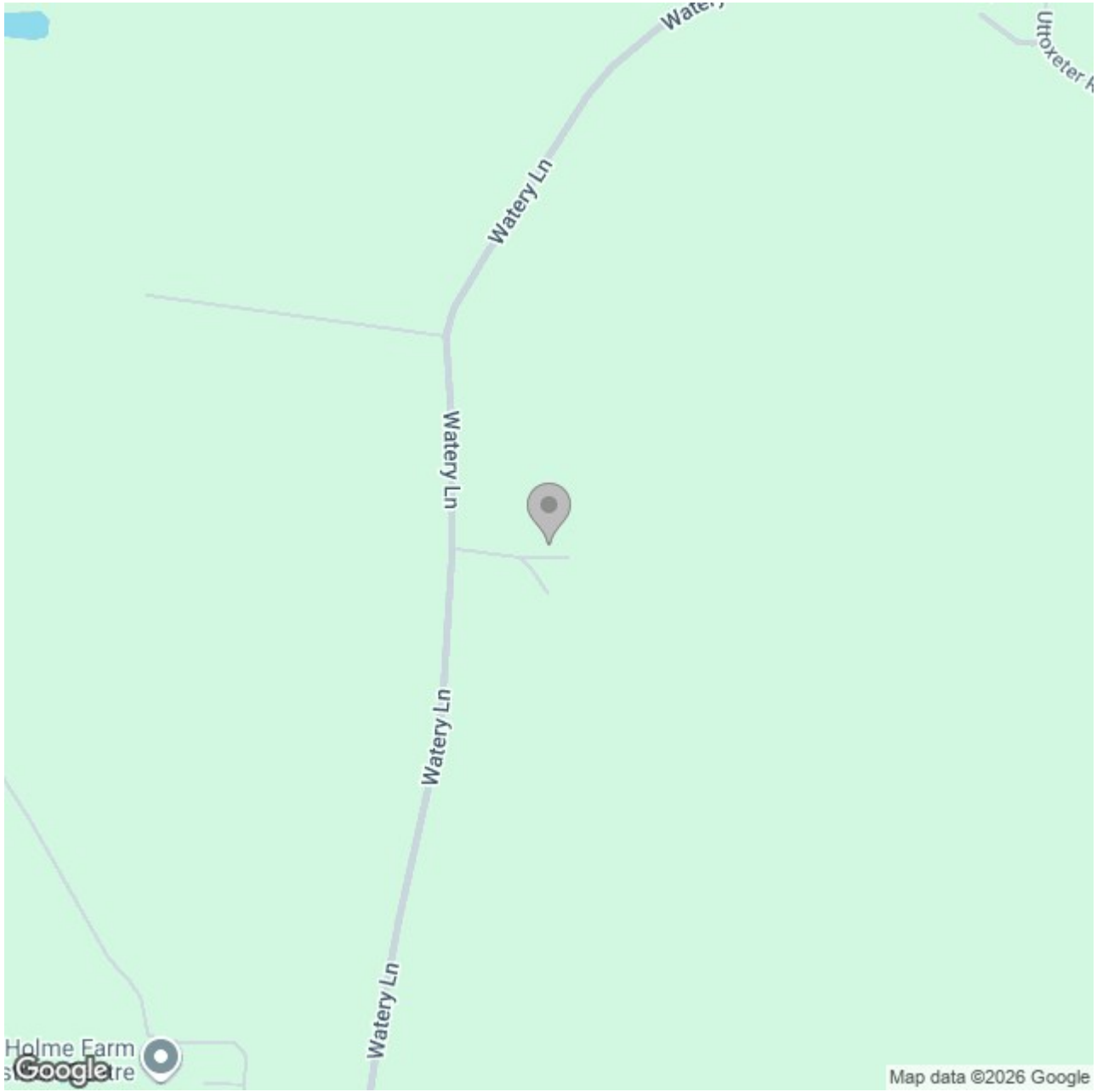
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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