



## 3 Wells Close

North Scarle, North Scarle, Lincoln, LN6 9WD

£161,000

## 2 Bedroom Semi-Detached House

- Freehold
- Affordable Housing Scheme
- 70% Market Value
- 2020 Construction
- Semi Detached Home
- Two Double Bedrooms
- Driveway Parking & EV Charger
- Highly Sought After Village Location
- EPC Rating - B, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 3 Wells Close, North Scarle, North Scarle, Lincoln, LN6 9WD](#)



## Overview

An excellent opportunity to purchase this modern two-bedroom semi-detached home, offered through an affordable housing scheme in a highly desirable village location.

This property is classified as affordable housing, and prospective buyers must be approved by North Kesteven District Council in accordance with the eligibility criteria set out in the Section 106 agreement. The purchase price is fixed at 70% of the open market value, and a legal restriction ensures the property will always remain within the affordable housing scheme.



Built in 2020 by Bowthorpe Developments, the property forms part of an exclusive development of just nine traditionally constructed homes. The well-maintained accommodation briefly comprises an entrance hallway, a modern kitchen, a lounge diner, a cloakroom, two double bedrooms, and a family bathroom.

Externally, the property benefits from a block-paved driveway providing parking for two vehicles, along with an EV charger. To the rear, there is a beautifully maintained enclosed garden enjoying picturesque views over open fields.

The village of North Scarle offers a semi-rural setting, ideally positioned between Lincoln and Newark with easy access via the A46. Local amenities include a convenience store, a popular public house, and a well-regarded primary school.

Agent's Note: We have been informed there is a management charge of approx. £325 yearly which covers the maintenance & upkeep of the small estate.

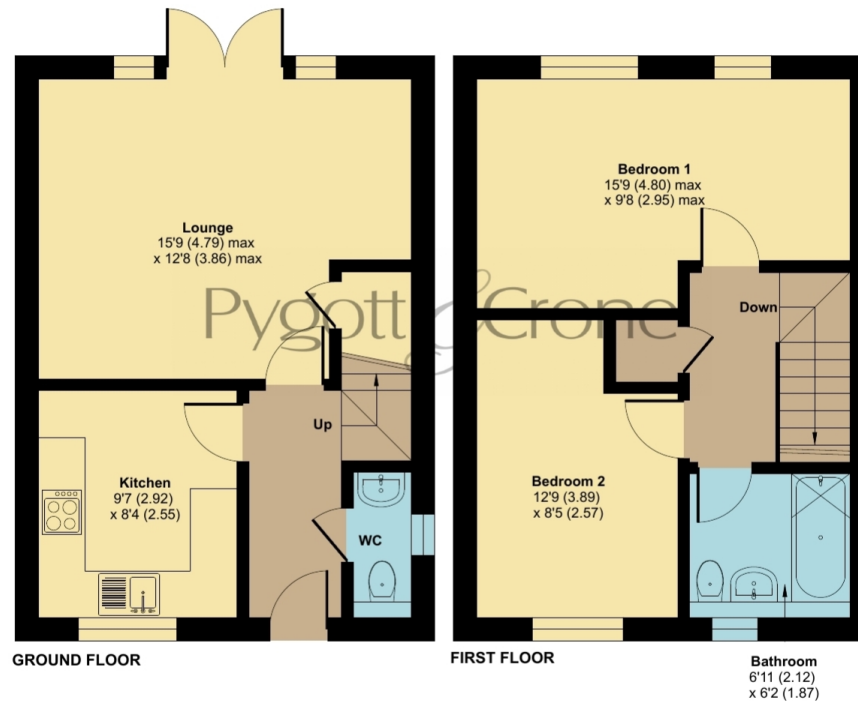




# Wells Close, North Scarle, Lincoln, LN6

Approximate Area = 714 sq ft / 66.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1437809



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is on the market with our Lincoln branch

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