



Plot 8, Moss Lane

Skellingthorpe, Lincoln, LN6 4AE

£600,000

An impressive and newly constructed detached family home situated within the ever popular village of Skellingthorpe. The property has been constructed to a high standard and specification, benefiting from under floor heating to the ground floor and uPVC double glazing. The extensive living accommodation briefly comprises of Main Reception Hall with Cloakroom off, Sitting Room with patio doors leading to the rear garden, Study/Living Room, impressive fitted Breakfast Kitchen with patio doors leading out to the rear garden and integrated appliances to include a full height fridge and freezer, two single ovens, induction hob and dishwasher, Utility Room and First Floor Galleried Landing leading to five Bedrooms, the Principal Suite has the added benefit of an En-Suite Bathroom, En-Suite Shower Room to the Guest Bedroom and Family Bathroom. Outside there are gardens, driveway and a Double Integral Garage. Viewing is highly recommended.





SERVICES

All mains services available. Gas fired central heating with pressurised hot water cylinder. Under floor heating to the ground floor.

EPC RATING – to follow.

COUNCIL TAX BAND – TBC

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading South out of Lincoln on the A46 Bypass and at the Skellingthorpe Road roundabout take the third exit on to Lincoln Road and proceed into the village of Skellingthorpe. Proceed through the centre of the village, eventually taking you on to Jerusalem Road which takes you out of the village and Moss Lane can be found on the right hand side where the property can be located.



LOCATION

Skellingthorpe is a Village and Civil Parish located in the North Kesteven District of Lincolnshire and is situated approximately 3 miles West of Lincoln City Centre and just off the A46 Lincoln Ring Road. The village itself offers a wide range of local amenities including shops, public houses and primary schooling. There is good access to Lincoln City Centre via the A46 Bypass.

ACCOMMODATION

RECEPTION HALL

With main entrance door and windows, UPVC window to the front elevation, underfloor heating controls, inset spotlights, under stairs storage area and stairs to the first floor landing.



CLOAKROOM

With WC, wash hand basin and fitted vanity cupboards, tiled flooring, extractor fan, inset spotlights and UPVC window to the side elevation.

SITTING ROOM

18' 4" maximum x 16' 10" (5.59m x 5.13m) , with UPVC patio doors and side windows leading to the rear garden, TV point and underfloor heating controls.

STUDY/LIVING ROOM

12' 6" x 12' 0" (3.81m x 3.66m) , with UPVC window to the front elevation, TV point and underfloor heating controls.



BREAKFAST KITCHEN

18' 4" x 13' 10" (5.59m x 4.22m) , fitted with a range of quality kitchen units with central island and cupboards below, quartz worktops, a range of integral appliances incorporating tall fridge freezer, integral dishwasher, AEG induction hob, two fitted Bosch ovens and feature extractor hood, inset spotlights, AEG wine fridge, double sink, UPVC French/Patio doors to the rear garden and UPVC window to the side elevation.

UTILITY ROOM

8' 10" x 8' 9" (2.69m x 2.67m) , with fitted base and wall units, sink unit, inset spotlights, tiled floor, side entrance door, inset spotlights and UPVC window to the side elevation.

FIRST FLOOR GALLERIED LANDING

With UPVC window to the front elevation, inset spotlights, radiator and airing cupboard incorporating the hot water cylinder.



PRINCIPAL BEDROOM

17' 11" x 16' 11" (5.46m x 5.16m) , with UPVC window to the front elevation, radiator, TV point and heating controls.

EN-SUITE BATHROOM

With suite to comprise of bath, fitted shower cubicle, WC and wash hand basin with fitted vanity unit, towel radiator, inset spotlights, tiled flooring, part tiled surround and UPVC window to the side elevation.

GUEST BEDROOM

13' 9" x 11' 11" (4.19m x 3.63m) , with UPVC window to the rear elevation, radiator and TV point.



EN-SUITE SHOWER ROOM

With suite to comprise of fitted shower cubicle, WC and wash hand basin with fitted vanity unit, towel radiator, inset spotlights, extractor fan, part tiled surround and UPVC window to the side elevation.

BEDROOM 3

13' 6" x 12' 6" (4.11m x 3.81m) , with UPVC window to the front elevation, radiator and TV point.

BEDROOM 4

13' 10" x 12' 6" (4.22m x 3.81m) , with UPVC window to the rear elevation, radiator and TV point.

BEDROOM 5

10' 0" x 9' 2" (3.05m x 2.79 m) , with UPVC window to the rear elevation, radiator and TV point.



FAMILY BATHROOM

With suite to comprise of bath, fitted shower cubicle, WC and wash hand basin with fitted vanity unit, inset spotlights, extractor fan, part tiled surround, tiled flooring and UPVC window to the side elevation.

OUTSIDE

Outside there is a block paved driveway providing off-road parking/hardstanding for vehicles and access to the Double Garage. There is side paved access leading to the enclosed rear garden with a patio area.

DOUBLE GARAGE

17' 9" x 16' 11" (5.41m x 5.16m) , with electric up and over door and Ideal gas central heating boiler.

Plot 8,18 Moss Lane, Skellingthorpe, LN6 4AE

Approximate Gross Internal Area (including Garage)
246 sq m / 2648 sq ft



Floor plan produced prior to construction completion dimensions & layouts should be confirmed
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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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