



**20 Moss Lane**

Skellingthorpe, Lincoln, LN6 4AE

**£600,000**

An impressive and recently 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 Dining 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** – B.

**COUNCIL TAX BAND** – F

**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 side windows, inset spotlights, underfloor heating controls and stairs to the first floor galleried landing.

### CLOAKROOM

With suite to comprise of WC, wash hand basin and fitted vanity cupboard, tiled floor, inset spotlights and further under stairs storage area.

### SITTING ROOM

17' 9" x 14' 6" (5.41m x 4.42m) , with UPVC double French/Patio doors and side windows leading to the rear garden, TV point and underfloor heating controls.

### STUDY/LIVING ROOM

11' 9" x 10' 7" (3.58m x 3.23m) , with UPVC window to the front elevation, TV and telephone points and underfloor heating controls.

### DINING KITCHEN

21' 5" x 14' 11" (6.53m x 4.55m) , fitted with a range of quality kitchen units and central breakfast bar with cupboards below, quartz worktops, a range of integral appliances, incorporating tall fridge and freezer, AEG wine fridge and induction hob, two fitted Bosch ovens and feature extractor fan, integral Bosch dishwasher, double sink, additional large pan drawers and fitted wall cupboards, UPVC window to the rear elevation and UPVC French/Patio doors with side windows.

### UTILITY ROOM

12' 4" x 12' 4" (3.76m x 3.76m) , with fitted base cupboards and work surface, plumbing for washing machine and space for fridge freezer, inset spotlights, tiled floor, UPVC window to the side elevation, courtesy door to the garage and side entrance door.

### FIRST FLOOR GALLERIED LANDING

With UPVC window to the front elevation, radiator, inset spotlights, built-in storage cupboard and airing cupboard.

### PRINCIPAL BEDROOM

18' 1" x 17' 7" (5.51m x 5.36m) , with UPVC window to the front elevation, TV point and heating controls.

### EN-SUITE BATHROOM

With feature freestanding bath, WC and wash hand basin with vanity cupboard below, fitted shower cubicle, inset spot lights, tiled floor, part tiled surround and UPVC window to the side elevation

### GUEST BEDROOM

13' 11" x 13' 3" (4.24m x 4.04m) , 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, inset spotlights, tiled floor, part tiled surround and UPVC window to the side elevation.

## BEDROOM 3

13' 11" x 12' 8" (4.24m x 3.86m) , with UPVC window to the rear elevation, radiator and TV point.

## BEDROOM 4

13' 11" x 9' 9" (4.24m x 2.97m) , with UPVC window to the rear elevation, radiator and TV point.

## BEDROOM 5

12' 0" x 9' 1" (3.66m x 2.77m) , 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 vanity cupboard below, tiled floor, part tiled surround, inset spotlights, towel radiator 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' 7" x 17' 4" (5.36m x 5.28m) , with electric up and over door and the Ideal gas central heating boiler.

### Plot 9, 20 Moss Lane, Skellingthorpe, LN6 4AE

Approximate Gross Internal Area (including Garage)  
254.2 sq m / 2736 sq ft



Floor plan produced prior to construction completion dimensions & layouts should be confirmed  
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## NOTE

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

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