



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.



Moss Lane, Skellingthorpe, Lincoln, LN6 4AE

0





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.

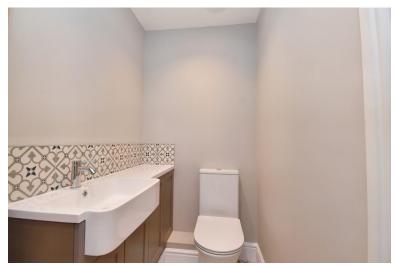
VIEWINGS - By prior appointment through Mundys.

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

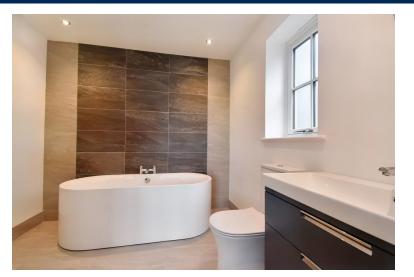
 18^{\prime} 1" x 17' 7" (5.51m x 5.36m) , with UPVC window to the front elevation, TV point and heating controls.

EN-SUITE BATHROOM

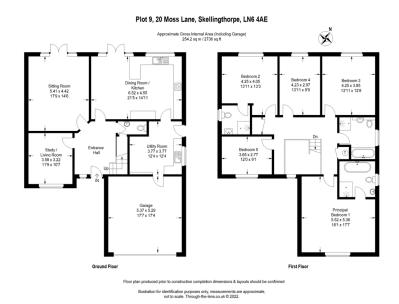
With feature freestanding bath, WC and wash hand basin with vanity cupboard below, fitted shower cubicle, inset spot lights, tiled floor, part tiled surround and UPVC window to the side elevation

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.

WEBSITE

Our detaile d web site show sallour available properties and a lso gives extensive information on all aspects of moving home, local area info rmation and helpful information for buyers and seller s. This can be found at mun dys. net

SELUNG YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on allaspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO Sills & Betteridge, Ringro se Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referra l fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financia I Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financia I Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated t he lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of m ind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01 522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

e would be happy to putyou in touch with our Financial Adviser who can help you to work out the cost of financing your purchase. NOTE

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

- If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:
- The details are a gene railout line for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy shas any authority to make or give representation or warranty whatever in relation to this property. 1.
- 2. All descriptions, dimensions, references to condition and necessary perm issions for use and occupation and other deta ils should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a snot verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in Eng land NO. OC 353 705. The Partners are not Partners for the pur poses of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.



29 – 30 Silver Street Lincoln **LN2 1AS**

www.mundys.net residential@mundys.net 01522 510044