



**26 High Street**

Skellingthorpe, Lincoln, LN6 5TS

**£475,000**

A traditional bay-fronted five bedroom detached house in the popular and convenient village of Skellingthorpe, situated to the West of the City of Lincoln with easy access to the A46. The property has original features and has been carefully extended by the current owners to create a spacious and well-proportioned family home. The accommodation comprises of Porch, Hall, Lounge, Sitting Room, Study Area, Kitchen/Dining Room, Cloakroom/WC, Ground Floor Double Bedroom, First Floor Landing, four further Double Bedrooms, Master En-Suite Shower Room and Family Bathroom. The property sits on a generous established non-estate plot with a driveway providing off-street parking for multiple vehicles, large mature gardens and a detached Single Garage with planning permission to convert into a One Bedroom Annex. Viewing is highly recommended. The property is being sold with the added benefit of No Onward Chain.







#### **SERVICES**

All mains services available. Gas central heating.

#### **EPC RATING – D**

#### **COUNCIL TAX BAND – C**

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **DIRECTIONS**

Head out of Lincoln along Skellingthorpe Road, continue over the roundabout onto Lincoln Road and proceed into the village of Skellingthorpe. Once in the village turn right onto the High Street, proceed along and the property can be located on the right hand side.

#### **LOCATION**

The property is located in the medium-sized village of Skellingthorpe which lies approximately four miles West of the Historic Cathedral and University City of Lincoln. 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

### PORCH

### HALL

With staircase to First Floor.

### LOUNGE

13' 6" x 12' 11" (4.13m x 3.96m), with double glazed bay window to the front aspect, double glazed window to the side aspect, radiator and electric stove in decorative surround.

### SITTING ROOM

14' 3" x 8' 6" (4.36m x 2.61m), with double glazed window to the front aspect and radiator.



### STUDY AREA

10' 2 (max)" x 9' 3 (max)" (3.1m x 2.82m), with double glazed window to the rear aspect, radiator and tiled flooring.

### KITCHEN/DINING ROOM

21' 7" x 0' 0" (6.6m x 4.8m), fitted with a range of wall and base units with work surfaces over, spaces for a washing machine, tumble dryer, dishwasher and American fridge freezer, ceramic sink with side drainer and mixer tap over, tiled flooring, tiled splashbacks, spotlights, radiator, four double glazed windows to the side and rear aspects and door to the rear garden.

### CLOAKROOM/WC

With close coupled WC, wall-mounted wash hand basin, tiled walls and laminate flooring.



### BEDROOM 5/RECEPTION ROOM

13' 9" x 11' 1" (4.20m x 3.40m), with double glazed French doors to the rear garden, double glazed window to the side aspect, radiator and open fireplace.

### FIRST FLOOR LANDING

With loft access point.

### BEDROOM 1

18' 3" x 10' 1" (5.58m x 3.08m), with two double glazed windows to the front aspect and two radiators.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wall-mounted wash hand basin and close coupled WC, tiled walls, chrome towel radiator, spotlights and double glazed window to the side aspect.

### BEDROOM 2

13' 8" x 11' 9" (4.17m x 3.60m), with two double glazed windows to the front and side aspects and radiator.

### BEDROOM 3

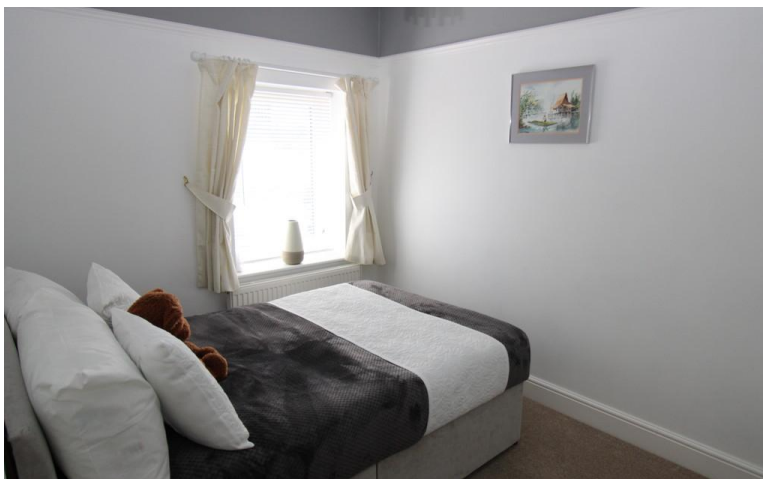
13' 1" x 11' 1" (4.00m x 3.40m), with two double glazed windows to the rear and side aspects and radiator.

### BEDROOM 4

10' 8" x 8' 6" (3.27m x 2.61m), with double glazed window to the rear aspect and radiator.







## BATHROOM

Fitted with a suite comprising of panelled bath with electric shower over and pedestal wash hand basin, airing cupboard, chrome towel radiator, radiator, tiled walls and double glazed window to the rear aspect.

## CLOAKROOM/WC

With close coupled WC.

## DETACHED TANDEM GARAGE

Approx. 12' 0" x 25' 6" (3.66m x 7.79 m)

With up and over door, three double glazed windows to the side aspect, personal door to the rear aspect, light and power. The garage is currently being utilised as a cinema room. The Garage has planning permission for conversion into a self-contained Annex to comprise of Living/Kitchen Area, Bedroom and En-Suite Shower Room (this can be viewed at North Kesteven Planning Department, application number 23/0547/LDPRO).

## OUTSIDE

To the front of the property there is a garden laid mainly to lawn with gravelled areas, mature shrubs and a gravelled driveway with double gates providing off-street parking for multiple vehicles. To the rear there is a private enclosed garden laid mainly to lawn with a patio seating area and established borders with mature shrubs and trees.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

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### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gibson 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 them we will receive a referral fee of up to £125.

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

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

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

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.

### GENERAL

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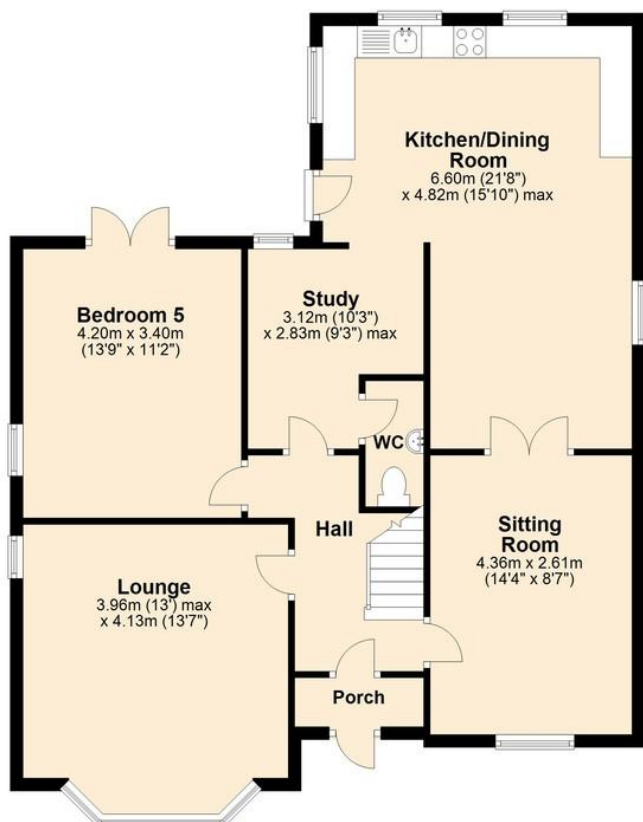
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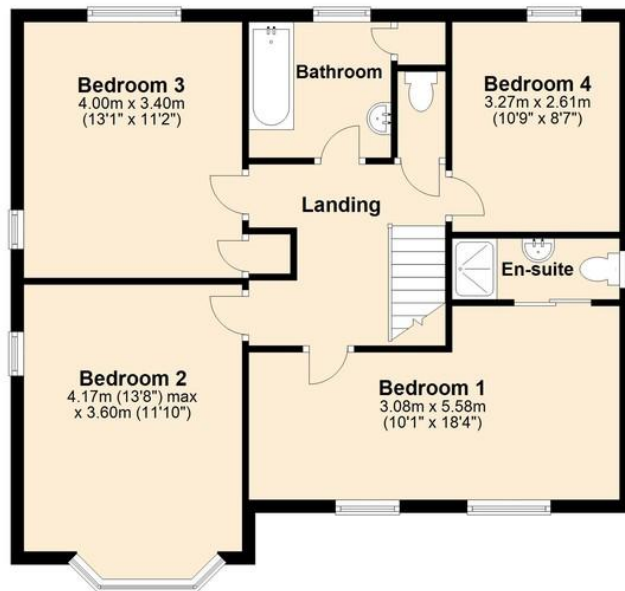
### Ground Floor

Approx. 90.5 sq. metres (974.0 sq. feet)



### First Floor

Approx. 71.9 sq. metres (773.6 sq. feet)



Total area: approx. 162.4 sq. metres (1747.5 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

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