



475 Skellingthorpe Road

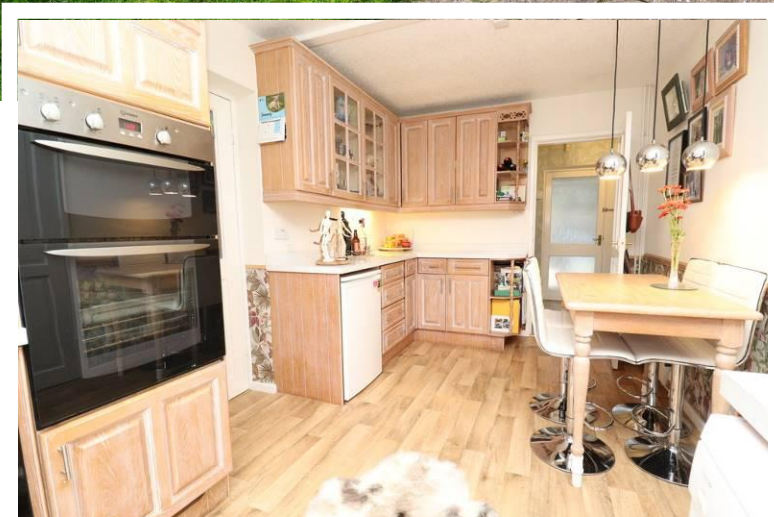
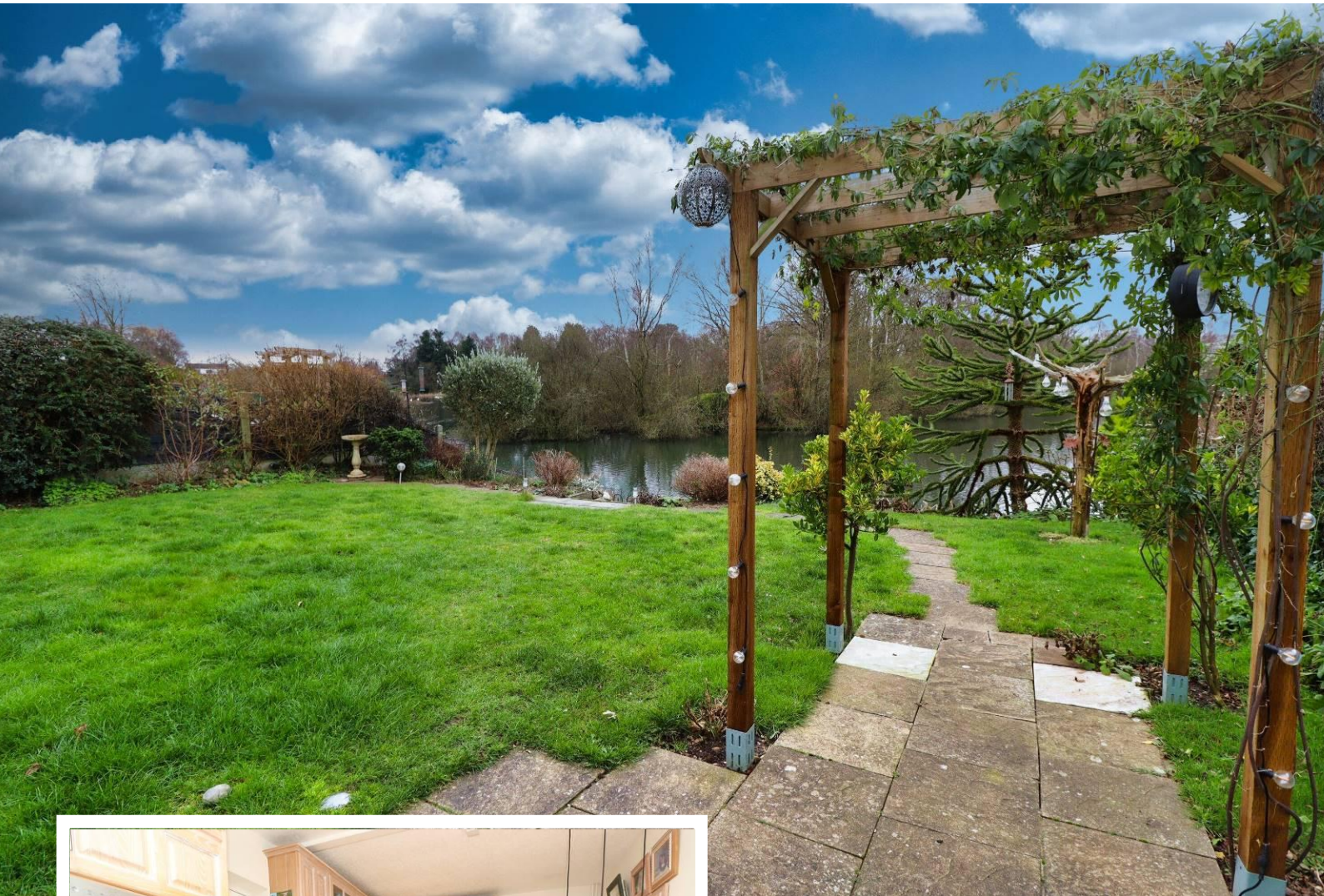
Lincoln, LN6 0QW

£380,000

A spacious four bedroom detached house situated in an enviable position with spectacular and panoramic views over beautiful lakes. The property has well-presented accommodation comprising of Porch, Hall, Lounge, Dining Room, Study, Conservatory, Breakfast Kitchen, Shower Room and a First Floor Landing leading to four Bedrooms and four piece Family Bathroom. Many of the rooms benefit from breathtaking views of the lakes. Outside there is a gravelled driveway providing off-street parking for multiple vehicles and an integral single garage. To the rear of the property there is a generous and landscaped garden laid mainly to lawn with patio seating area and steps down to the lakeside with a further seating area taking full advantage of the peaceful outlook. The property further benefits from having Solar Panels. Viewing is highly recommended to appreciate the position of the property and the outstanding views.



475 Skellingthorpe Road, Lincoln, LN6 0QW



SERVICES

All mains services available. Gas central heating. Solar Panels.

EPC RATING – C

COUNCIL TAX BAND – D

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.





ACCOMMODATION

PORCH

With double glazed windows to the front aspect and double storage cupboard.

HALL

With staircase to First Floor and radiator.

SHOWER ROOM

5' 10" x 3' 10" (1.79m x 1.18m), fitted with a three piece suite comprising of shower cubicle with electric shower, wash hand basin in a vanity unit and close coupled WC, part-tiled walls, heated towel rail and double glazed window to the front aspect.

DINING ROOM

12' 1" x 11' 8" (3.69m x 3.58m), with double glazed window to the front aspect, double doors to the Lounge and radiator.

LOUNGE

15' 5" x 15' 1" (4.71m x 4.60m), with Bi-fold doors to the rear garden with panoramic views over the lakes, electric log burner and radiator.

BREAKFAST KITCHEN

16' 5" x 8' 8" (5.01m x 2.66m), fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye-level electric oven, electric hob with extractor fan over, spaces for a washing machine, dishwasher, fridge and freezer, radiator and double glazed window to the rear aspect with panoramic views of the lake.

STUDY

10' 9" x 8' 3" (3.28m x 2.52m), with double glazed window to the side aspect, double glazed French doors to the Conservatory and radiator.

CONSERVATORY

9' 3" x 8' 2" (2.84m x 2.49m), with double glazed sliding doors to the rear garden.

FIRST FLOOR LANDING

BEDROOM 1

12' 7" x 11' 10" (3.86m x 3.61m), fitted with a range of bedroom furniture including overbed storage, bedside tables, drawers and double wardrobe, double glazed window to the front aspect and radiator.

BEDROOM 2

12' 7" x 10' 5" (3.85m x 3.20m), with double glazed window to the front aspect and radiator.





BEDROOM 3

10' 9" x 9' 8" (3.28m x 2.96m), with double glazed picture window to the rear aspect with panoramic views of the lakes and radiator.



BEDROOM 4

6' 2" x 5' 10" (1.88m x 1.80m), with double glazed window to the rear aspect and radiator.

BATHROOM

9' 8" x 6' 11" (2.96m x 2.11m), fitted with a four piece suite comprising of roll top bath with shower attachment, shower cubicle, close coupled WC and wash hand basin in a vanity-style unit, chrome towel radiator, tiled flooring and double glazed window to the rear aspect.

OUTSIDE

Outside there is a gravelled driveway providing off-street parking for multiple vehicles and an integral single garage. The garage has up and over door to the front aspect, personal door to the rear aspect, light, power and houses the wall-mounted gas-fired central heating boiler. To the rear there is a generous and landscaped garden laid mainly to lawn with patio seating area and steps down to the lakeside with a further seating area taking full advantage of the lake views.



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

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, 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 referral 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 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.

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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 roughly 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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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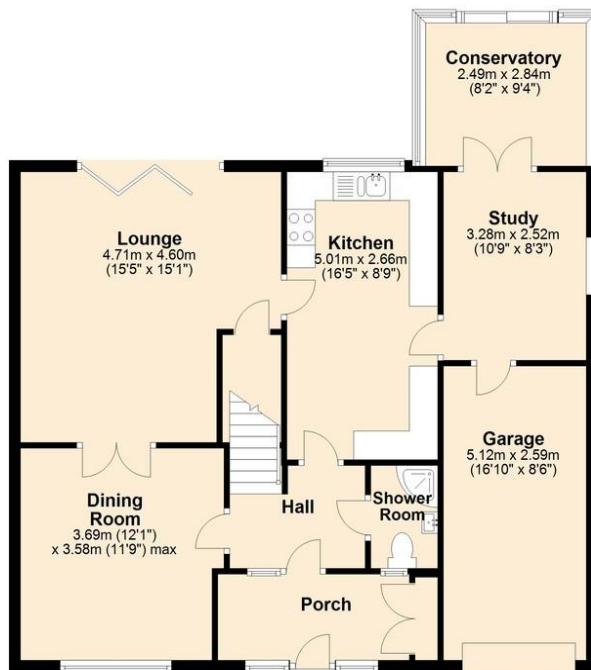






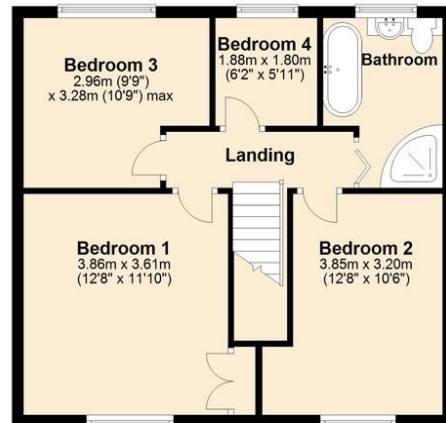
Ground Floor

Approx. 92.7 sq. metres (997.7 sq. feet)



First Floor

Approx. 51.1 sq. metres (550.3 sq. feet)



Total area: approx. 143.8 sq. metres (1547.9 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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