



**Hilbre, High Street, Skellingthorpe,
Lincoln, LN6 5TR**

£425,000

A completely refurbished, re-designed and re-built three bedroom executive detached bungalow positioned in this quiet location just off High Street on a secluded plot. Outside there is an extensive gravelled driveway to the front, a Partially Converted Garage/Home Office and Car Port. The internal accommodation comprises of Reception Hallway, three well-appointed Bedrooms with En-Suite facilities to Bedroom One, an open plan Living Dining Kitchen and a Luxury Family Bathroom. Viewing of the property is highly recommended to appreciate the accommodation on offer and the position is sits within the popular village of Skellingthorpe.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – C

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is located in the medium sized village of Skellingthorpe which lies approximately 4 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.





RECEPTION HALL

With feature wooden flooring, UPVC windows and composite door to the front aspect, radiator, doors leading to three Bedrooms, Dining Room and Bathroom, double doors to the Kitchen and access to the roof void which is fully boarded with a loft ladder, power and lighting.

BEDROOM 1

14' 1" x 12' 2" (4.30m x 3.72m), with full-height UPVC window and door to the rear garden, radiator and door to the En-Suite.

EN-SUITE

3' 8" x 7' 9" (1.13m x 2.37m), with UPVC window to the rear aspect, fitted with WC, wash hand basin and shower cubicle, vanity unity, tiled flooring, tiled walls and radiator.



BEDROOM 2

9' 1" x 12' 3" (2.77m x 3.74m), with UPVC window to the front aspect and radiator.

BEDROOM 3

8' 3" x 10' 4" (2.52m x 3.15m), with UPVC window to the rear and radiator.

BATHROOM

8' 2" x 7' 3" (2.51m x 2.22m), with UPVC window to the front aspect, suite to comprise of shower, WC, wash hand basin and bath, tiled flooring, heated towel radiator and vertical radiator.



LIVING/DINING/KITCHEN

23' 3" x 10' 10" (7.09m x 3.31m), fitted with a range of wall and base units with work surfaces over, integral appliances to include microwave combination oven, conventional oven and five ring gas hob with extraction above, wall-mounted cupboards, space for an American-style fridge freezer, wooden flooring, UPVC windows to the side aspect, centre island with composite sink with mixer tap and Frank boiling hot water tap over, integral dishwasher, wine cooler and bin store.



UTILITY AREA

5' 8" x 10' 9" (1.73m x 3.30m), fitted with a range of base units with work surfaces over, wooden flooring, vertical radiator, sink and drainer with mixer tap, space for an automatic washing machine, plinth heater, full-height storage cupboard, full-height UPVC windows to the side and front aspects and composite door to the rear garden.



LOUNGE

19' 0" x 12' 2" (5.80m x 3.71m), with wooden flooring, two vertical radiators, full-height UPVC windows to the side and rear aspects, sliding doors to the patio area and leading into the Kitchen/Dining Area.

PARTIALLY CONVERTED GARAGE/HOME OFFICE

16' 1" x 15' 8" (4.91m x 4.80m), with door and UPVC window to the front aspect, double doors to the side aspect, window to the rear aspect and lighting. The vendor has advised that that conversion is not complete but once finished the space could be used as a Home Office or an additional Reception Room if required.



CAR PORT

16' 4" x 21' 3" (5m x 6.48m), with doors to the front aspect, retractable/removable walling to the side and rear aspects, door to the rear garden, power and lighting.

OUTSIDE

To the rear of the property there is a paved seating area, extensive lawned gardens, decorative gravelled areas and a shed. To the front of the property there is an extensive gravelled driveway providing off-street parking for many vehicles and giving vehicular access to the Car Port.



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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.

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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 roughly checked.

GENERAL

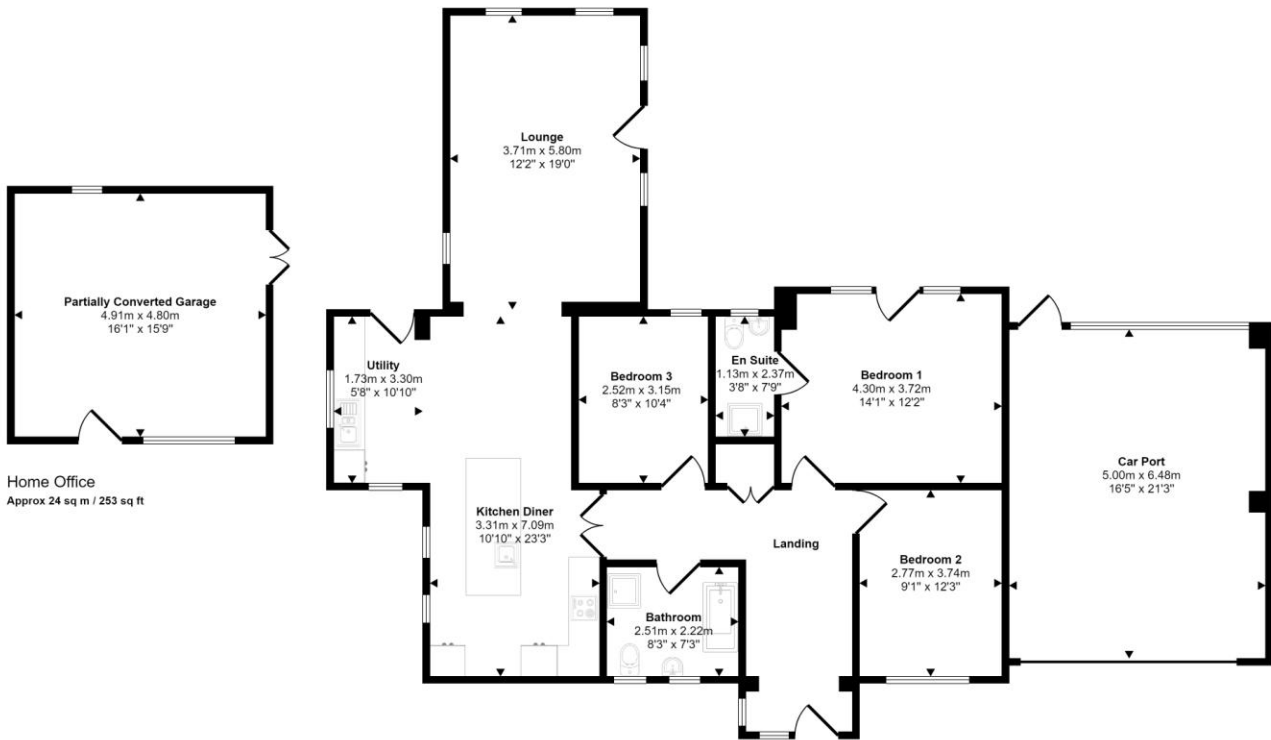
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Approx Gross Internal Area
168 sq m / 1813 sq ft



Ground Floor
Approx 145 sq m / 1560 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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