



55 Gardenfield

Skellingthorpe, Lincoln, LN6 5TA

£230,000

A three bedroom extended detached bungalow in the ever popular and convenient village of Skellingthorpe. The property has accommodation comprising of Hall, Lounge, Dining Room, Kitchen, three Bedrooms and a Family Bathroom. Outside there is a driveway, single garage and front and rear gardens. The property further benefits from No Onward Chain.



Gardenfield, Skellingthorpe, Lincoln, LN6 5TA



SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – B

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.



ACCOMMODATION

HALL

With double glazed window to the side aspect, airing cupboard and radiator.

LOUNGE

12' 5" x 10' 11" (3.81m x 3.33m), with double glazed window to the front aspect, decorative fireplace and radiator.

DINING ROOM

11' 1" x 9' 3" (3.39m x 2.84m), with double glazed window to the side aspect and radiator.



KITCHEN

10' 10" x 8' 0" (3.32m x 2.45m), fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye-level electric oven, gas hob with extractor fan over, spaces for a fridge and washing machine, tiled flooring, tiled splashbacks, radiator, double glazed windows to the side and rear aspects and door to the rear garden.

BEDROOM 1

10' 11" x 9' 9" (3.34m x 2.99m), with double glazed window to the front aspect and radiator.

BEDROOM 2

9' 10" x 9' 1" (3.02m x 2.77m), with double glazed window to the side aspect and radiator.

BEDROOM 3

13' 3" x 6' 2" (4.06m x 1.88m), with double glazed window to the rear aspect and radiator.



BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls, tiled flooring, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a lawned garden with mature trees and shrubs. There is a driveway to the side providing off-street parking for multiple vehicles and access to the detached single garage. To the rear there is an enclosed garden that is laid mainly to lawn with a patio seating area.





WEBSITE

Our detailed website show 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

We are happy to offer FREE advice on all aspects 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

SMS & 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 who 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 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 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 71.9 sq. metres (774.3 sq. feet)



Total area: approx. 71.9 sq. metres (774.3 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

