



## 9 Waterloo Lane

Skellingthorpe, Lincoln, LN6 5SJ

**£355,000**

A well-presented three bedroom detached family home positioned in this non-estate position on the popular tree-lined street of Waterloo Lane in Skellingthorpe. The property is approached by a block-paved driveway, lawned garden and mature trees and shrubs. Internally the accommodation comprises of Entrance Porch, Inner Hallway, Lounge, Dining Area, modern fitted Dining Kitchen, further Reception Room/Study, Rear Entrance leading to WC and Utility Room and stairs rising to the First Floor Landing giving access to three Bedrooms and a Bathroom. To the rear of the property there is an extensive lawned garden, paved seating area, mature shrubs, trees and fruit trees. The property is close to two local schools with 'Good' Ofsted ratings, North Hykeham Railway station is approx. 2.56 miles away and the nearest bus stop is on Gardenfields (approx. 0.01 miles away). The property further benefits from No Onward Chain and viewing is highly recommended to appreciate the accommodation on offer and the position it sits within this popular village.



**Waterloo Lane, Skellingthorpe, Lincoln, LN6 5SJ**



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – TBC

**COUNCIL TAX BAND** – C

**LOCAL AUTHORITY** - West Lindsey 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

### ENTRANCE HALL

With UPVC windows and doors to the front aspect and glass panelled wooden door to the Inner Hallway.

### INNER HALLWAY

With stairs to the First Floor Landing and radiator.

### LOUNGE

12' 3" x 15' 7" (3.74m x 4.77m), with UPVC bay window to the rear aspect, double radiator, wooden flooring, feature stone fireplace, wall lights, door to the Reception Room/Study and leading to the Dining Area.

### DINING AREA

11' 4" x 8' 11" (3.46m x 2.72m), with wooden flooring UPVC window to the front aspect, radiator, understairs storage cupboard and space for a dining table.

### KITCHEN

11' 9" x 9' 1" (3.59m x 2.78m), with wooden flooring, UPVC window and double doors to the rear garden, fitted with a range of base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap, integral oven, microwave, four ring electric hob with extraction above, integral fridge and freezer, integral dishwasher, wall-mounted cupboards with complementary tiling below, radiator, full-height storage cupboards and door to the Rear Entrance.

### BREAKFAST AREA

9' 11" x 9' 8" (3.04m x 2.96m), with space for a dining table.

### REAR ENTRANCE

With tiled flooring, door to the rear garden and doors to the WC and Utility Room.

### UTILITY ROOM

8' 0" x 6' 11" (2.46m x 2.11m), with UPVC window to the front aspect, tiled flooring, Belfast sink, spaces for an automatic washing machine and tumble dryer, work surfaces, wall-mounted gas central heating boiler and radiator.

### WC

With WC, wash hand basin, window to the rear aspect and extractor fan.

### STUDY/RECEPTION ROOM

10' 4" x 14' 9" (3.16m x 4.52m), with beams to the ceiling, UPVC sliding doors to the rear garden, UPVC window to the side aspect and radiator.

### FIRST FLOOR LANDING

With UPVC window to the front aspect, fitted cupboards and doors to the Bathroom and three Bedrooms.

### BATHROOM

5' 7" x 7' 10" (1.72m x 2.41m), with UPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, vanity cupboard, part-tiled walls and chrome towel radiator.





### BEDROOM 1

12' 1" x 11' 3" (3.7m x 3.43 m), with UPVC window to the rear aspect, radiator and fitted wardrobes.

### BEDROOM 2

8' 11" x 10' 11" (2.74m x 3.35m), with UPVC window to the rear aspect, radiator and fitted wardrobes.

### BEDROOM 3

9' 1" x 7' 5" (2.77m x 2.28m), with UPVC window to the side aspect, radiator and fitted wardrobe.

### OUTSIDE

To the front of the property there is a lawned garden, flowerbeds, mature shrubs and trees. To the rear there is a paved seating area. Lawned garden, flowerbeds, mature shrubs, trees and fruit trees.

### GARAGE

With up and over door to the front aspect, power, lighting and electric meters.



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#### NOTE

1. None of these 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.

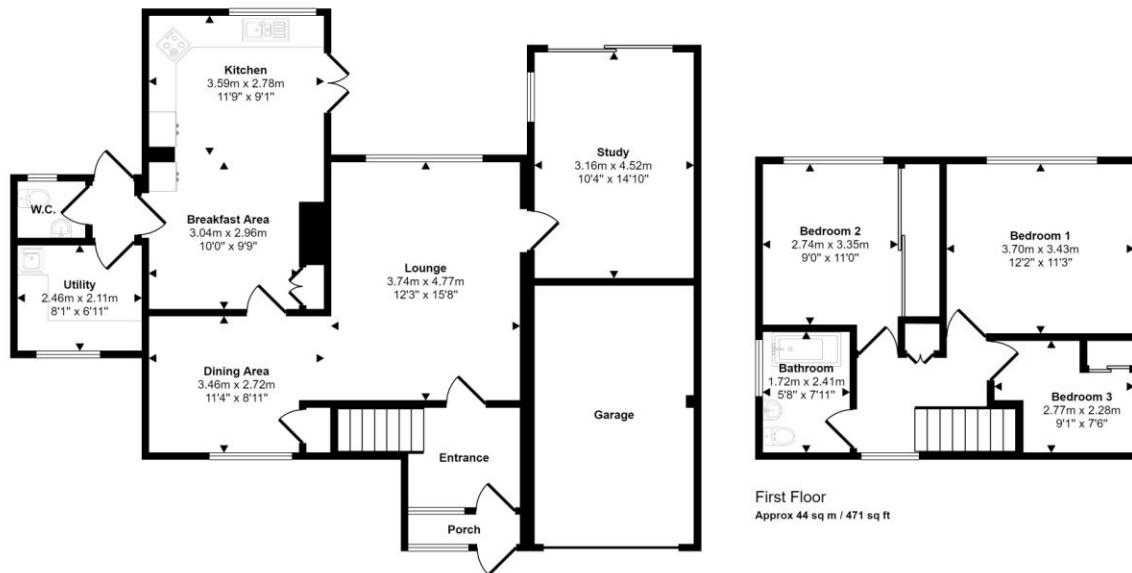
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Approx Gross Internal Area  
144 sq m / 1553 sq ft



Ground Floor  
Approx 100 sq m / 1081 sq ft

First Floor  
Approx 44 sq m / 471 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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