



7 Denefield

Skellingthorpe, Lincoln, LN6 5AX

£280,000

A beautifully presented three bedroom detached home in a quiet cul-de-sac location, situated within the popular village of Skellingthorpe. Internally the property has been tastefully updated by the current owner and features a modern open plan Kitchen Diner with double doors to the rear garden and modern fitted suites to the Bathroom and En-Suite. In more detail the accommodation comprises of Entrance Hall, Downstairs WC, Lounge, Inner Hallway, open plan Kitchen Diner and a First Floor Landing leading to three Bedrooms, one having an En-Suite Shower Room and a Family Bathroom. The property has a driveway providing off-street parking and giving access to an integral single garage. There are private gardens to the rear which are mainly laid to lawn with a patio seating area. Viewing of the property is highly recommended.





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.





ACCOMMODATION

HALL

With laminate flooring.

WC

With UPVC double glazed window, vinyl tiled flooring, low level WC, wash hand basin, tiled walls and extractor fan.

LOUNGE

13' 11" x 10' 9" (4.24m x 3.28m), with UPVC double glazed window, laminate flooring and two radiators.

DINING AREA

10' 4" x 9' 5" (3.15m x 2.87m), with sliding doors to the rear garden, laminate flooring and vertical radiator.



KITCHEN

12' 8" x 8' 2" (3.86m x 2.49m), with UPVC double glazed window, laminate flooring, fitted with a range of wall and base units with drawers and work surfaces over, tiled splashback, integral double oven, induction hob with extractor fan over, integrated dishwasher and microwave, stainless steel sink and spotlighting.

INNER HALLWAY

With stairs to First Floor and laminate flooring.

FIRST FLOOR LANDING

Giving access to roof void and storage cupboard.

BEDROOM 1

12' 4" x 10' 1" (3.76m x 3.07m), with UPVC double glazed window and radiator.



EN-SUITE

8' 11" x 4' 3" (2.72m x 1.3m), with UPVC double glazed window, tiled flooring, tiled walls, low level WC, wash hand basin, shower cubicle with rainfall shower, radiator, heated towel rail, spotlighting and extractor fan.

BEDROOM 2

9' 11" x 8' 7" (3.02m x 2.62m), with UPVC double glazed window, radiator and built-in wardrobe.

BEDROOM 3

10' 4" x 6' 5" (3.15m x 1.96m), with UPVC double glazed window and radiator.



BATHROOM

5' 10" x 5' 6" (1.78m x 1.68m), with UPVC double glazed window, tiled flooring, low level WC, wash hand basin, bath with rainfall shower over, tiled walls, radiator, spotlighting and extractor fan.

OUTSIDE

To the front of the property there is a driveway providing off-street parking and giving access to the integral single garage with power, lighting, electric up and over door and gas-fired central heating boiler. There is access to the side of the property leading to the rear garden which is mainly laid to lawn with patio seating area and a garden shed.



WEBSITE

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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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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

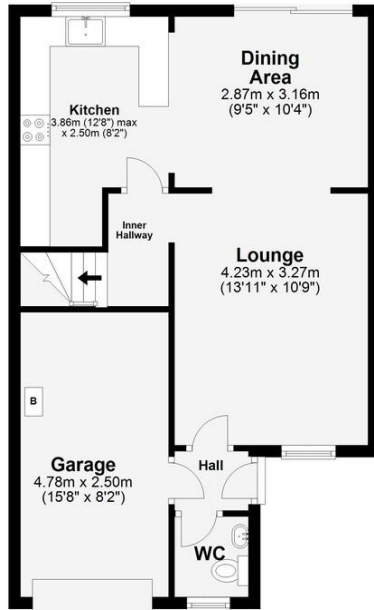
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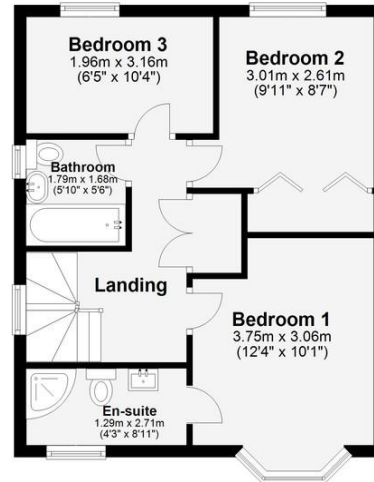
Ground Floor

Approx. 51.8 sq. metres (557.2 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.0 sq. feet)



Total area: approx. 94.2 sq. metres (1014.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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