



44 Jerusalem Road Skellingthorpe, Lincoln, LN6 5TW



Book a Viewing!

£249,950

A spacious and extended four bedroom semi-detached house situated on the outskirts of the popular village of Skellingthorpe. The property offers well-presented accommodation comprising of Hall, Lounge, modern Kitchen Diner, Garden Room, Cloakroom/WC, Converted Garage to create large Utility Room and a First Floor Landing leading to four Bedrooms, one of which is currently being utilised as a walk-in wardrobe, En-Suite Cloakroom/WC and four piece Family Bathroom. Outside there are generous front and rear gardens and a driveway providing off street parking for multiple vehicles. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

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.



HALL

With staircase to the first floor.

LOUNGE

20' 4" x 11' 1" (6.20m x 3.38m) With gas fire set within a feature fireplace, double glazed window to the front aspect, understairs storage cupboard and two radiators.

KITCHEN DINER

13' 10" x 13' 5" (4.22m x 4.09m) Fitted with a modern range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, integrated fridge and dishwasher, eye level electric oven, gas hob with extractor fan over, tiled flooring, double glazed window to the rear aspect and door to the garden room.



CLOAKROOM/WC

With close coupled WC, wash hand basin on a vanity style unit, tiled walls and double glazed window to the rear aspect.

GARDEN ROOM

10' 9" x 9' 6" (3.29m x 2.91m) With double glazed windows to the side and rear aspects, double glazed French doors to the garden and electric heater.

UTILITY ROOM

20' 9" x 10' 5" (6.35m x 3.18m) Formerly the single garage, converted into a utility room with a range of wall and base units with work surfaces over, stainless steel 1½ sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, double glazed windows to the front and rear aspects and glazed doors to the front and rear aspects.



FIRST FLOOR LANDING

With double glazed window to the side aspect.

BEDROOM 1

13' 10" x 10' 5" (4.22m x 3.18m) With double glazed window to the rear aspect and radiator.

WALK IN WARDROBE/BEDROOM 4

10' 5" x 6' 2" (3.18m x 1.90m) (Currently being utilised as a dressing room) With double glazed window to the front aspect and radiator.

BEDROOM 2

11' 1" x 10' 1" (3.39m x 3.09m) With double glazed window to the front aspect and radiator.



CLOAKROOM/WC

With close coupled WC, wash hand basin on a vanity style unit and part tiled walls.

BEDROOM 3

9' 10" x 9' 1" (3.00m x 2.79m) With double glazed window to the rear aspect and radiator.

BATHROOM

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



OUTSIDE

To the front of the property there is a garden setting the property back from the road with a side driveway providing off street parking for multiple vehicles. To the rear there is an extensive garden laid mainly to lawn with mature shrubs, patio seating area, raised fish pond and a shed.

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

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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.

CMH, J Walter and Callum Lyman 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.

Clearings 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 thoroughly checked.

GENERAL

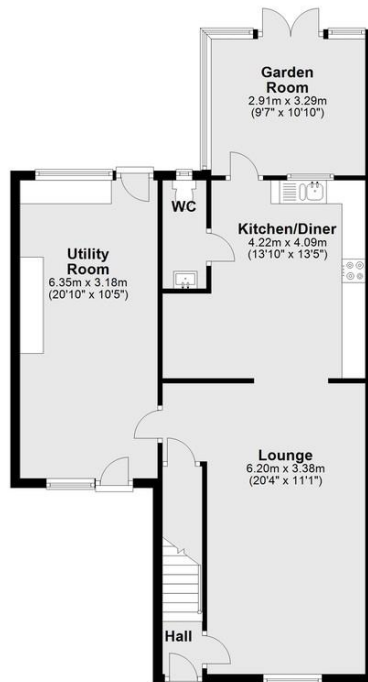
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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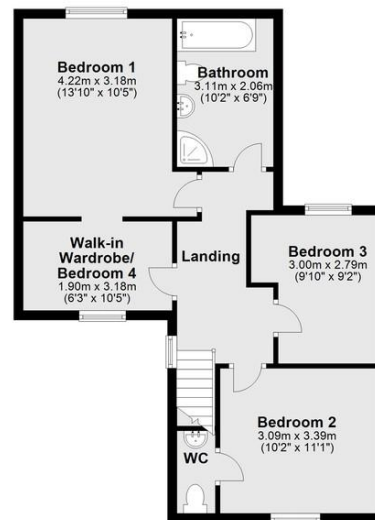
Ground Floor

Approx. 75.2 sq. metres (809.0 sq. feet)



First Floor

Approx. 56.1 sq. metres (604.1 sq. feet)



Total area: approx. 131.3 sq. metres (1413.1 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 are 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.

