



18a Waterloo Lane

Skellingthorpe, Lincoln, LN6 5SL

£335,000

An immaculate three/four bedroom detached bungalow situated on a pleasant plot within the sought-after village of Skellingthorpe. The accommodation comprises of Porch, Hall, Lounge with open fire, large Kitchen/Diner, Sitting Room, Study/Bedroom, three Principle Bedrooms and a Bathroom with a four piece suite. Outside is a Single Garage, a driveway for multiple vehicles and mature gardens to all sides. Viewing is highly recommended to appreciate the standard of accommodation and the position within the village.



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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.

DIRECTIONS

Heading out of Lincoln on the A46 Bypass, take the third exit at the Skellingthorpe Road roundabout and proceed along entering the village of Skellingthorpe on Lincoln Road. Continue along Lincoln Road and then turn left on to Waterloo Lane and the property is located on the right hand side.

LOCATION

The property is located in the medium-sized village of Skellingthorpe which lies approximately four 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

PORCH

HALL

With laminate flooring, cupboard and radiator.

LOUNGE

22' 11' (max)" x 12' 4" (6.73m x 3.76m), with double glazed bow window to the front aspect, double glazed window to the side aspect, open fire and two radiators.

STUDY/BEDROOM 4

6' 5" x 8' 6" (1.98m x 2.61m), with double glazed window to the front aspect and radiator.



KITCHEN/DINER

24' 6" x 8' 11" (7.47m x 2.72m), fitted with a range of wall and base units with work surfaces over, stainless steel 1 1/2 bowl sink with side drainer and mixer tap over, cooker and spaces for a washing machine, dishwasher, fridge freezer and tumble dryer (appliances are available by separate negotiation). With tiled flooring and splashbacks, two radiators, spotlights and double glazed windows to the rear and side aspects.

SITTING ROOM

11' 11" x 14' 11" (3.65m x 4.57m), with double glazed window to the rear aspect, double glazed French doors to the rear garden, two radiators, exposed stone feature wall, tiled floor and additional door to the rear garden.



BEDROOM 1

12' 0" x 11' 3" (3.68m x 3.44m), with double glazed window to the rear aspect, fitted wardrobe with sliding doors and radiator.

BEDROOM 2

9' 11" x 9' 11" (3.03m x 3.03m), with double glazed window to the front aspect and radiator.

BEDROOM 3

9' 6" x 8' 6" (2.91m x 2.61m), with double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a four piece suite comprising of shower cubicle, pedestal wash handbasin, close coupled WC and a bidet, fully tiled walls, chrome towel radiator, airing cupboard and two double glazed windows to the rear aspect.



OUTSIDE

The property is set behind fencing and mature shrubs with a lawned front garden and a sweeping gravelled hardstanding driveway providing off-street parking for multiple vehicles and access to the Single Garage. There is a wrought iron gate leading to the rear lawned garden with patio areas, two Sheds and a Summer House. The property also benefits from an outside tap and power socket.



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

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers 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 them we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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

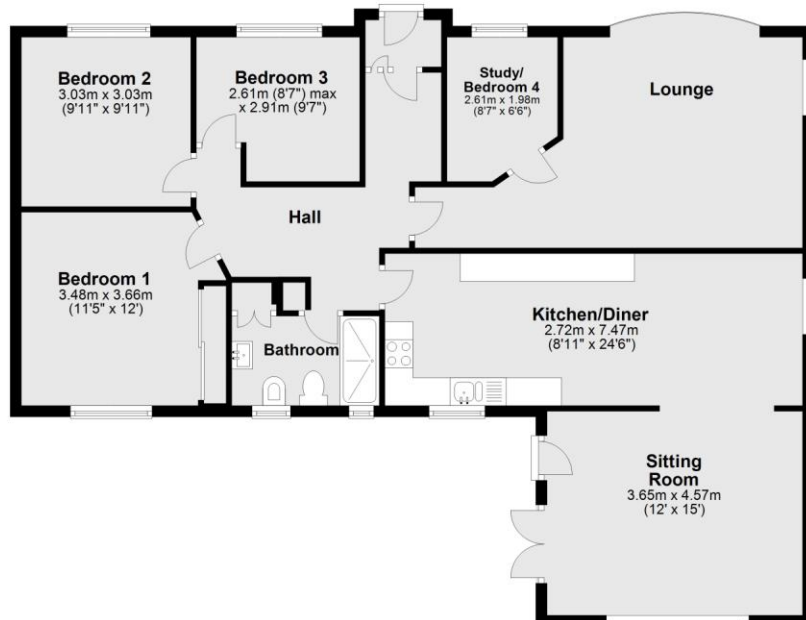
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Ground Floor

Approx. 109.9 sq. metres (1183.1 sq. feet)



Total area: approx. 109.9 sq. metres (1183.1 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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