



83 Gardenfield

Skellingthorpe, Lincoln, LN6 5TA



Book a Viewing!

£235,000

Located in the popular village of Skellingthorpe, to the West of the Cathedral City of Lincoln, a 3 bedroom detached bungalow with well-presented accommodation comprising of hall, lounge, fitted kitchen, conservatory, three bedrooms and a wet room. Outside the property has low maintenance front garden, block paved driveway, garage workshop and enclosed rear garden. Viewing of the property is highly recommended. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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.



HALL

With radiator and airing cupboard.

LOUNGE

16' 11" x 11' 4" (5.16m x 3.46m) With electric fire set within a feature fireplace, double glazed window to the front aspect, two double glazed windows to the side aspect and radiator.

KITCHEN

10' 9" x 9' 10" (3.30m x 3.01m) Fitted with range of wall and base units with work surfaces over, 1 1/2 bowl sink with drainer and mixer tap over, space for cooker, fridge freezer and washing machine, tiled splashbacks, spotlights, two radiators, two double glazed windows to the side and rear aspects and door to the garden.



CONSERVATORY

12' 1" x 7' 5" (3.7m x 2.28m) With double glazed French doors to the garden, ceiling fan, laminate flooring and radiator.

BEDROOM 1

10' 5" x 6' 6" (3.20m x 2.01m) With double glazed window to the front aspect and radiator.

BEDROOM 2

10' 5" x 5' 10" (3.19m x 1.79m) With double glazed window to the side aspect and radiator.



DINING ROOM/BEDROOM 3

8' 10" x 8' 4" (2.71m x 2.55m) With laminate flooring, radiator and open to the conservatory.

WET ROOM

With electric wet room shower, close coupled WC and pedestal wash hand basin, tiled walls, chrome towel radiator and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a low maintenance gravelled garden and a block paved driveway providing off street parking for multiple vehicles and access to the garage workshop. To the rear of the property there is an enclosed garden laid mainly to lawn with block paved seating area.



GARAGE WORKSHOP

26' 3" x 8' 10" (8.02m x 2.70m) With personal door to the side aspect, window to the rear aspect, cold water supply to sink unit and plumbing for washing machine.



WEBSITE

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

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CWH, J Walter and Calum 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.

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.

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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

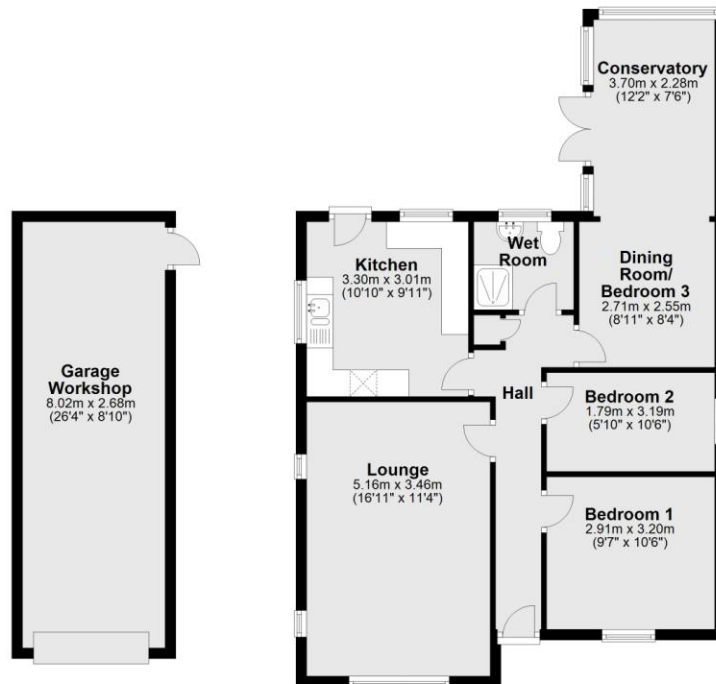
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Ground Floor

Approx. 92.6 sq. metres (997.0 sq. feet)



Total area: approx. 92.6 sq. metres (997.0 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.

