



## 5 Badgers Close

Skellingthorpe, Lincoln, LN6 5AU

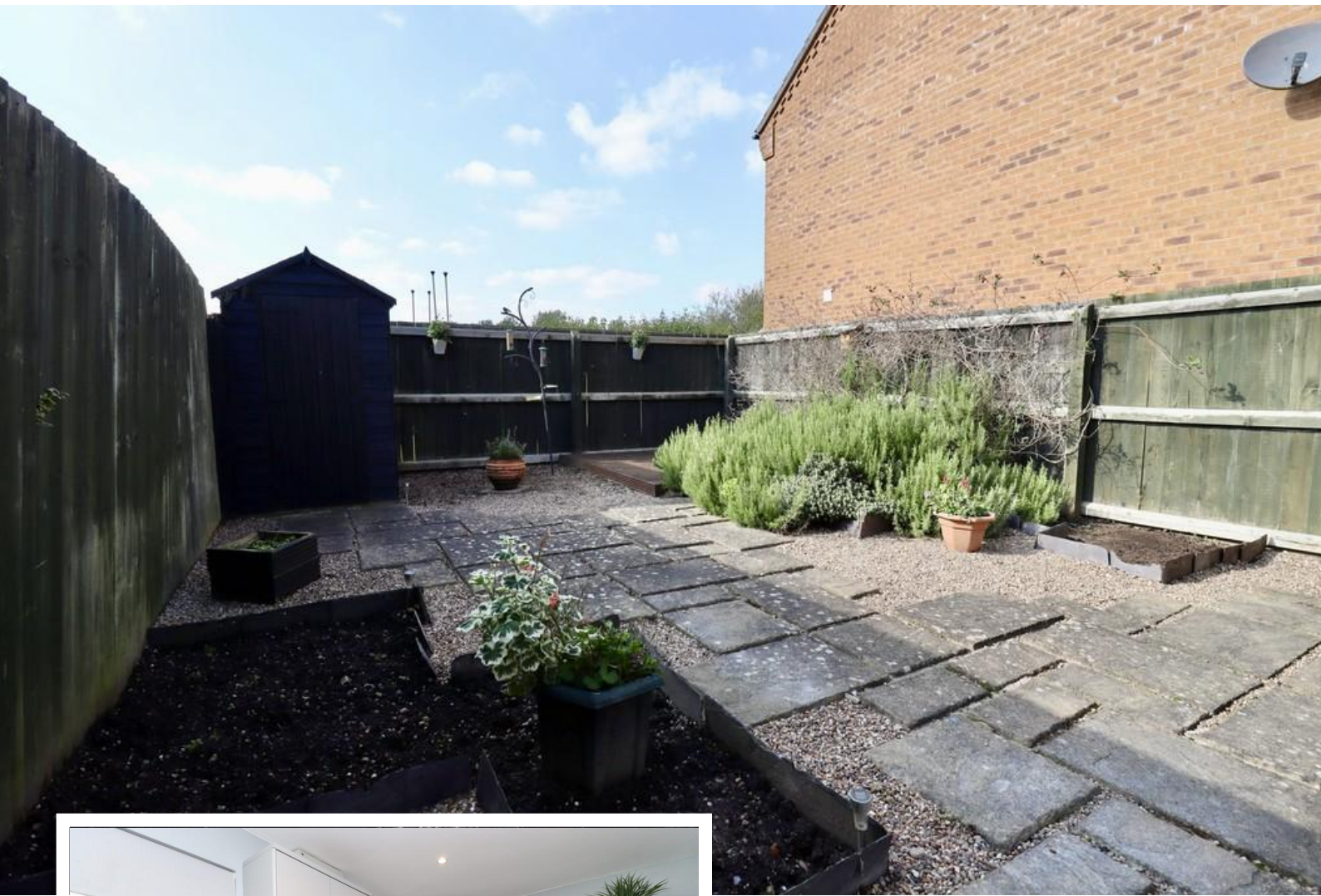


Book a Viewing!

**£185,000**

An immaculately presented two bedroom end town house situated in this quiet cul-de-sac location in the village of Skellingthorpe and within walking distance into the Village Centre and local schooling, whilst also being within easy access of the A46 Bypass to both Lincoln City Centre and Newark. Internally the property has been tastefully updated by the current owners and has accommodation comprising of Entrance Hall, Lounge with opening through to the Kitchen, modern fitted Kitchen with a range of integrated appliances and a door leading to the Conservatory which overlooks the rear gardens. The First Floor Landing leads to two Bedrooms and a modern fitted Bathroom. Outside there are low maintenance gardens, driveway and an allocated parking space to the front and to the rear of the property there is a lawned garden with a seating area, garden shed and newly fitted soffits, fascias and guttering.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – to follow.

**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

### ENTRANCE PORCH

With UPVC double glazed external door.

### LOUNGE

13' 8" x 12' 8" (4.17m x 3.86m) With stairs to first floor, laminate flooring, under stairs storage cupboard, radiator and two UPVC double glazed windows.

### KITCHEN

13' 8" x 8' 0" (4.17m x 2.44m) With UPVC double glazed window, laminate flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splashbacks, composite sink drainer, integral over, four ring induction hob with extractor fan over, integrated dishwasher and wine cooler, vertical radiator and a cupboard housing the gas fired central heating boiler.

### CONSERVATORY

9' 10" x 7' 9" (3m x 2.36m) With UPVC double glazed windows and double doors, tiled flooring, electric fire, lighting and power points.

### FIRST FLOOR LANDING

With access to roof void and laminate flooring.

### BEDROOM 1

13' 8" x 12' 2" (4.17m x 3.71m) With UPVC double glazed bay window, radiator and storage cupboard.

### BEDROOM 2

8' 7" x 7' 6" (2.62m x 2.29m) With UPVC double glazed window and radiator.

### BATHROOM

5' 10" x 6' 0" (1.78m x 1.85m) With UPVC double glazed window, laminate flooring, low level WC, wash hand basin with cupboard space below, bath with electric shower over, heated towel rail, spotlighting and extractor fan.

### OUTSIDE

To the front of the property there is a low maintenance garden, driveway and an allocated parking space. To the rear of the property the garden is mainly laid to lawn with a range of shrubs, a seating area and a garden shed.





**WEBSITE**

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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.

CWH, 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.

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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.

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**GETTING A MORTGAGE**

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**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.

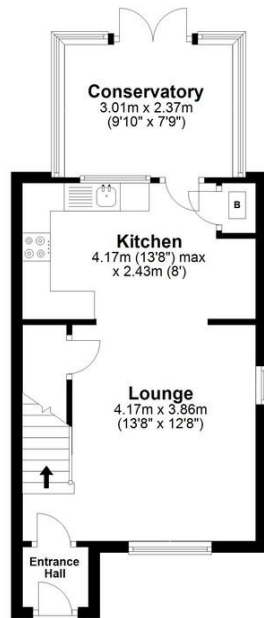
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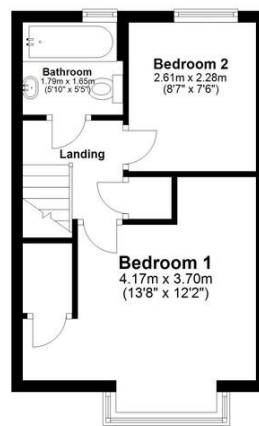
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**Ground Floor**  
Approx. 35.4 sq. metres (381.5 sq. feet)



**First Floor**  
Approx. 27.2 sq. metres (292.6 sq. feet)



Total area: approx. 62.6 sq. metres (674.1 sq. feet)

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

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