



50 Oakfield Road

Skellingthorpe, Lincoln, LN6 5AA

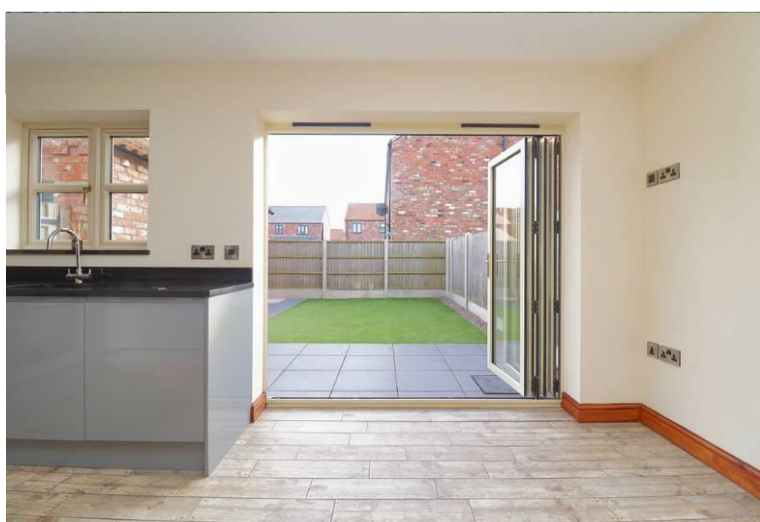


Book a Viewing!

£245,000

A three bedroomed modern semi-detached house located in this sought-after development within the village of Skellingthorpe and within walking distance into the village centre. The house offers open views across farmland to the front of the property and has a driveway providing ample off road parking and giving access to the detached single garage. To the rear of the property there is a low maintenance garden with an artificial lawn and a paved seating area. Internally the property is well-presented throughout and has accommodation to briefly comprise of an Hallway leading to a good sized Lounge, downstairs WC and a Kitchen Diner with a high specification fitted kitchen featuring Granite work surfaces, a range of integrated appliances and Bi-fold doors to the rear garden. The First Floor Landing leads to three Bedrooms and a Family Bathroom. Viewing of the property is essential to appreciate the accommodation on offer. The property is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B

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.



ACCOMMODATION

HALL

With composite external door, tiled flooring, stairs to the first floor, radiator, spotlighting and under stairs storage cupboard.

WC

With UPVC double glazed window, tiled flooring, low level WC, wash hand basin with tiled splashbacks, radiator, spotlighting and extractor fan.

LOUNGE

15' 3" x 9' 11" (4.65m x 3.02m) With UPVC double glazed window, tiled flooring, wall lighting, spotlighting and radiator.



KITCHEN/DINER

16' 2" x 9' 11" (4.93m x 3.02m) With UPVC double glazed window, double glazed Bi-folding doors to the rear garden, tiled flooring, fitted with a range of wall, base units and drawers with granite work surfaces over and matching upstands, 1½ bowl stainless steel sink unit with mixer tap, integral oven, four ring ceramic hob with extractor fan over and glass splashback, integrated fridge freezer, integrated dishwasher, integrated washing machine, spotlighting and vertical radiator.

FIRST FLOOR LANDING

With access to the roof void, spotlighting and over stairs storage cupboard.

BEDROOM 1

12' 7" x 9' 11" (3.84m x 3.02m) With UPVC double glazed window, spotlighting and radiator.

BEDROOM 2

12' 8" x 9' 5" (3.86m x 2.87m) With UPVC double glazed window, spotlighting and radiator.

BEDROOM 3

7' 7" x 6' 6" (2.31m x 1.98m) With UPVC double glazed window, spotlighting and radiator.

BATHROOM

6' 11" x 5' 11" (2.11m x 1.8m) With UPVC double glazed window, vinyl flooring, suite to comprise of low level WC, wash hand basin with cupboard space below and surface to the side, bath with mains shower over, partly tiled walls, heated towel rail, spotlighting and extractor fan.



OUTSIDE

To the front of the property there is a decorative gravelled garden and a block paved driveway providing off road parking and access to the detached single garage with an electric roller door. To the rear of the property there is a low maintenance garden with a paved seating area and artificial lawn.





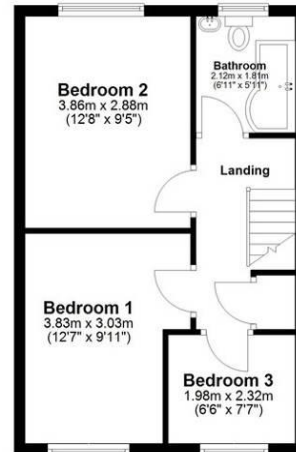
Ground Floor

Approx. 53.7 sq. metres (577.6 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



Total area: approx. 91.6 sq. metres (985.6 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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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 on 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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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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29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
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LN8 3EH

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