



29 Gardenfield

Skellingthorpe, Lincoln, LN6 5SP



Book a Viewing!

£345,000

A refurbished three bedroom detached bungalow on a delightful plot, backing onto woodland. The updated accommodation on offer comprises of porch, entrance hall, lounge, kitchen/breakfast room, conservatory, three bedrooms and a four piece bathroom. To the front of the property there is a lawned garden with block paved driveway for multiple vehicles and a single garage. To the rear there is a beautiful landscaped garden which must be seen to be fully appreciated. Viewing of this property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

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.



PORCH

HALL

With fitted storage cupboards, tiled flooring and radiator.

LOUNGE

12' 0" x 17' 10" (3.66m x 5.46m) With double glazed window to the front aspect and radiator.

KITCHEN/BREAKFAST ROOM

14' 7" x 9' 10" (4.45m x 3.02m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel 1.5 bowl sink with side drainer and mixer tap over, spaces for cooker, washing machine and American fridge freezer, integrated dishwasher, tiled flooring and splashbacks, spotlights and double glazed patio doors to the conservatory.



CONSERVATORY

11' 5" x 11' 1" (3.48m x 3.39m) With double glazed French doors to the rear garden, wood effect flooring with underfloor heating and two radiators.

BEDROOM 1

11' 9" x 10' 5" (3.59m x 3.18m) With double glazed window to the rear aspect, fitted wardrobe, ceiling fan and radiator.



BEDROOM 2

11' 2" x 9' 6" (3.41m x 2.92m) With double glazed window to the front aspect, fitted wardrobe and radiator.

BEDROOM 3

11' 8" x 5' 10" (3.58m x 1.80m) With double glazed window to the side aspect and radiator.

BATHROOM

7' 1" x 8' 3" (2.16m x 2.53m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, tiled walls, tiled flooring with underfloor heating, chrome towel radiator, shaver point, spotlights and double glazed window to the rear aspect.





OUTSIDE

To the front of the property there is a lawned garden and a block paved driveway providing off street parking and gated access to the garage. The garage has up and over door to the front, side personal door, light and power. The rear garden is enclosed and beautifully landscaped, backing onto woodland and laid mainly to lawn with patio seating area, flowerbeds, mature shrubs, paths and decorative areas, there is also a large shed and greenhouse to remain at the property.

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.norfolk.co.uk

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 – HOW WE MAY REFER YOU TO

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

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.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Financial Services 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

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.

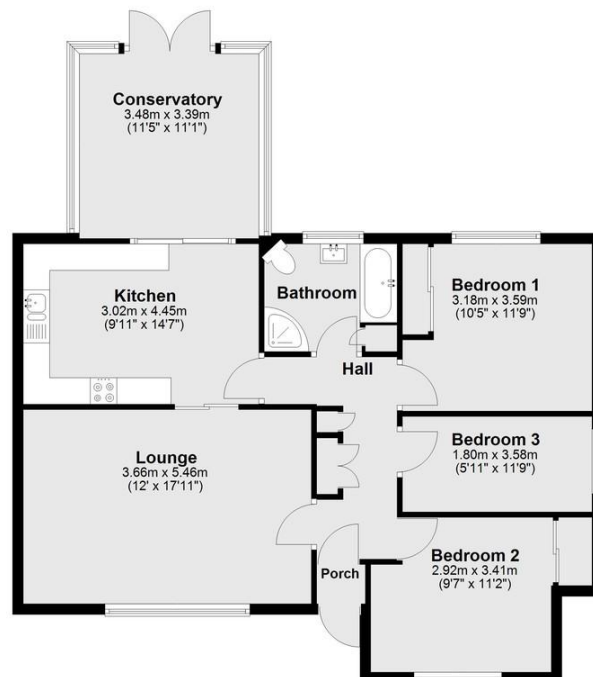
GENERAL

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 are for the vendors (Lessors) for whom they act as Agents given to the best of their knowledge.

1. These 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 whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 89.6 sq. metres (964.3 sq. feet)



Total area: approx. 89.6 sq. metres (964.3 sq. feet)

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 and 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.

