



**20 Denefield, Skellingthorpe,
Lincoln, LN6 5AX**



Book a Viewing!

£460,000

A substantial detached family home tucked away at the end of a cul de sac in the popular village of Skellingthorpe, just to the West of the Cathedral City of Lincoln. The property has spacious living accommodation comprising of Entrance Hall, Lounge, Kitchen/Diner, Utility Room Cloakroom/WC and a First Floor Galleried Landing Leading to 5 Bedrooms, Master having En-suite Shower Room and a Family Bathroom. Outside there is a lawned front garden, driveway, double garage and a generous enclosed double plot rear garden. Viewing of this home is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

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 HALL

With staircase to the first floor, understairs storage cupboard, wood effect laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled flooring, part tiled walls and radiator.

LOUNGE

23' 0" x 12' 1" (7.02m x 3.69m) With double glazed bay window to the front aspect, double glazed sliding patio doors to the rear garden, gas fire set within a feature fireplace and two radiators.



KITCHEN/DINER

19' 7 (max)" x 14' 4 (max)" (5.97m x 4.37m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for Range cooker and fridge, breakfast bar, tiled flooring, tiled splashbacks, radiator, spotlights, double glazed window to the rear aspect and sliding patio door to the garden.

UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, tiled flooring, tiled splashbacks and door to the garden.



FIRST FLOOR LANDING

With double glazed window to the front aspect and airing cupboard.

BEDROOM 1

12' 9" x 11' 0" (3.91m x 3.36m) Fitted with a range of bedroom furniture including wardrobes, drawers and dressing table, double glazed bay window to the front aspect and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, part tiled walls, tiled flooring, towel radiator, spotlights and double glazed window to the rear aspect.

BEDROOM 2

12' 0" max x 15' 3" (3.66m x 4.65m)

Fitted with a range of bedroom furniture including wardrobes, drawers and dressing table, double glazed window to the front aspect and radiator.



BEDROOM 3
9' 10" x 9' 10" (3.00m x 3.01m) With fitted wardrobes, double glazed window to the rear aspect and radiator.

BEDROOM 4
9' 10" x 9' 1" (3.00m x 2.77m) With double glazed window to the rear aspect and radiator.

BEDROOM 5
9' 10" x 7' 5" (3.00m x 2.27m) With double glazed window to the rear aspect and radiator.

BATHROOM
Fitted with a three piece suite comprising of panelled bath with p-shaped bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, part tiled walls, tiled flooring, chrome towel radiator, spotlights and double glazed window to the side aspect.



OUTSIDE
To the front of the property there is a lawned garden and a driveway providing off street parking for multiple vehicles and giving access to the double garage. The garage has an up and over door to the front, light and power. To the rear of the property there is an extensive rear garden, with the main formal garden laid mainly to lawn with a patio seating area, mature shrubs and flowerbeds. There is an additional landscaped garden to the side laid to gravel with a shed.



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

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 and J Walter 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 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
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 themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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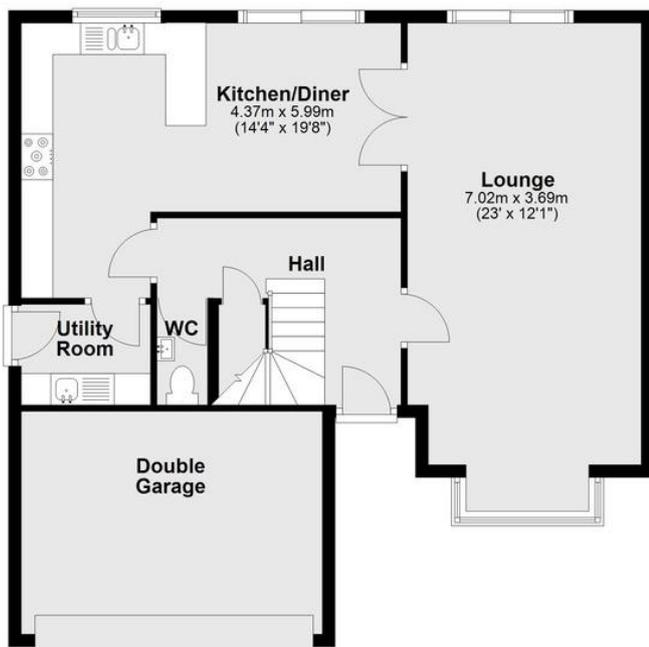
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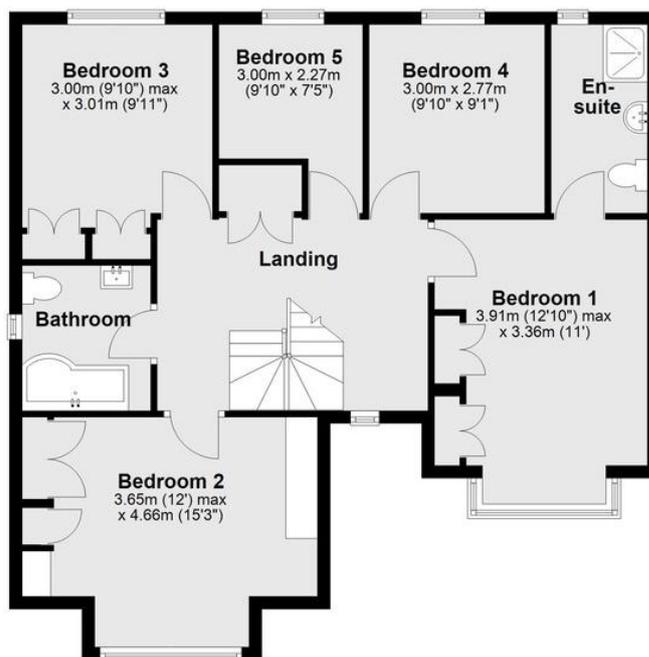
Ground Floor

Approx. 80.4 sq. metres (865.3 sq. feet)



First Floor

Approx. 79.8 sq. metres (859.1 sq. feet)



Total area: approx. 160.2 sq. metres (1724.4 sq. feet)



29 – 30 Silver Street
Lincoln
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01522 510044

22 Queen Street
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LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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