



**29 Old Chapel Road**

Skellingthorpe, Lincoln, LN6 5UB



Book a Viewing!

**£310,000**

Situated in the popular village of Skellingthorpe, just to the West of the Cathedral City of Lincoln, a modern four bedroom detached house, providing well-presented accommodation comprising of Entrance Hall, Cloakroom/WC, Lounge, Dining Room, Conservatory, Modern Kitchen, Utility Room and a First Floor Landing leading to four Bedrooms, Master with En-suite Shower Room and a Family Bathroom. Outside there is a block paved driveway providing off street parking for multiple vehicles, integral garage and pleasant rear gardens. Viewing of this property is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**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.



#### HALL

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

#### CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled splashbacks and flooring, radiator and double glazed window to the front aspect.

#### LOUNGE

14' 4" x 11' 5" (4.39m x 3.49m) With double glazed window to the front aspect, laminate flooring and radiator.

#### DINING ROOM

9' 6" x 8' 5" (2.91m x 2.59m) With double glazed sliding door to the conservatory, laminate flooring and radiator.

#### KITCHEN

11' 6" x 8' 8" (3.52m x 2.65m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven, gas hob, integrated slim line dishwasher, tiled splashbacks, laminate flooring, door to the conservatory and double glazed window to the rear aspect.

#### CONSERVATORY

10' 9" x 7' 10" (3.29m x 2.39m) With double glazed French doors to the rear garden and tiled flooring.



#### UTILITY ROOM

Fitted with wall and base units with work surface over, sink with side drainer mixer tap over, space for washing machine, tiled splashbacks and door to the rear garden.



#### FIRST FLOOR LANDING

With airing cupboard.

#### BEDROOM 1

15' 5" x 10' 2" (4.70m x 3.10m) With double glazed window to the front aspect, ceiling fan and radiator.

#### EN-SUITE SHOWER ROOM

Fitted with a three-piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, tiled flooring, chrome towel radiator, spotlights and double glazed window to the front aspect.



#### BEDROOM 2

11' 0" x 8' 2" (3.36m x 2.49m) With double glazed window to the rear aspect, storage cupboard and radiator.

#### BEDROOM 3

8' 10" x 7' 11" (2.70m x 2.42m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.



#### BEDROOM 4

8' 7 (max)" x 7' 10 (max)" (2.62m x 2.39m) With double glazed window to the rear aspect and radiator.

#### BATHROOM

Fitted with a three-piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, laminate flooring, radiator and double glazed window to the rear aspect.

#### OUTSIDE

To the front of the property there is a block paved driveway providing off street parking for multiple vehicles and access to the garage. The integral garage has an up and over door to the front, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area, mature shrubs and flowerbeds.



#### WEBSITE

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#### 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 & 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 Water 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.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 011522 556088 and ask for Steven Spivey MR RICS.

#### 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.

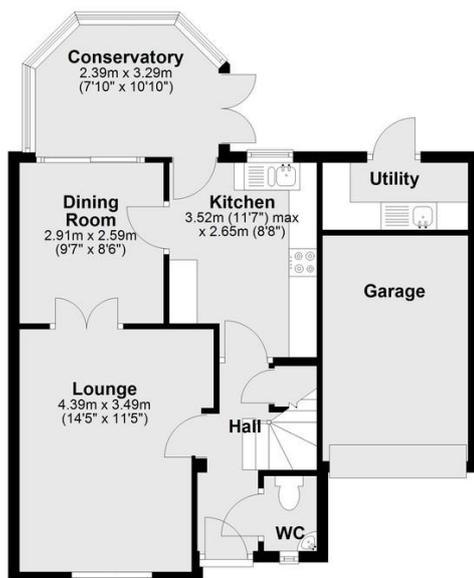
#### GENERAL

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 for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

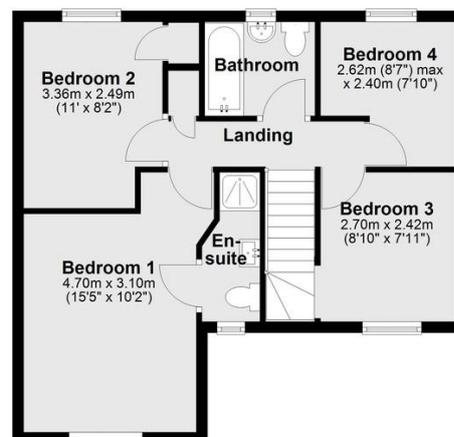
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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**Ground Floor**  
Approx. 61.6 sq. metres (663.4 sq. feet)



**First Floor**  
Approx. 48.3 sq. metres (519.8 sq. feet)



Total area: approx. 109.9 sq. metres (1183.2 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 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.

