



**5 Willow Close, Skellingthorpe,
Lincoln, LN6 5BL**



Book a Viewing!

£450,000

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. This fine home has spacious living accommodation which has been greatly improved by the current owner to an exceptional specification. The property has a welcoming Entrance Hall leading to a Lounge, a contemporary Kitchen/Dining space with premium granite worktops and integrated appliances, and a complementing Utility Room. An outstanding Orangery, complete with underfloor heating, has impressive bifold doors, seamlessly connecting to the gardens, while a Cloakroom/WC adds further convenience. The First-Floor galleried Landing introduces five beautifully appointed Bedrooms, with the principal suite enjoying a stylish En-suite Shower Room. A Family Bathroom serves the remaining rooms. Outside, the property is framed by a manicured lawned frontage, a driveway with ample parking, and a double garage.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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, antico flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, antico flooring, tiled splashbacks and radiator.

LOUNGE

23' 1" x 12' 2" (7.05m x 3.71m) With double glazed bay window to the front aspect, double glazed French doors to the Orangery, feature flame effect electric fire and two radiators.



KITCHEN/DINER

19' 7 (max)" x 14' 4 (max)" (5.97m x 4.37m) Fitted with a modern range of wall and base units with granite work surfaces over, undermount sink with side drainer and mixer tap, twin eye level electric ovens, microwave and warming draw, five ring gas hob with an extractor fan, integrated dishwasher and two fridges, breakfast bar, Karndean LVT flooring, two radiators, spotlights, double glazed window to the rear aspect and French doors to the Orangery.

UTILITY ROOM

Fitted with a range of wall and base units to complement the kitchen with granite work surfaces over, undermount 1.5 bowl sink with side drainer and mixer tap, wall mounted gas fired central heating boiler, LVT flooring, radiator and double glazed window to the side aspect.



ORANGERY

20' 0" x 13' 1" (6.10m x 4.00m) A beautiful orangery style extension, filled with natural light from an elegant roof lantern and double glazed bifold doors opening onto the rear garden, tiled flooring with underfloor heating, feature Ted Baker tiled wall and spotlights.

GALLERIED LANDING

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

BEDROOM

11' 12" x 11' 0" (3.94m x 3.36m) With double glazed bay window to the front aspect, Amtico LVT flooring, spotlights and radiator.



EN SUITE SHOWER ROOM

9' 10" x 4' 11" (3.00m x 1.52m) Fitted with a modern three piece suite comprising double shower cubicle, 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 rear aspect.

BEDROOM 2

15' 3" x 9' 4" (4.66m x 2.87m) Fitted with a range of bedroom furniture including wardrobes, drawers and dressing table, solid wood flooring, double glazed window to the front aspect and radiator.



BEDROOM 3

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

BEDROOM 4

9' 10" x 9' 0" (3.00m x 2.76m) With double glazed window to the rear aspect and radiator.

BEDROOM 5

10' 2" x 7' 7" (3.12m x 2.33m) With double glazed window to the rear aspect and radiator.

BATHROOM

7' 6" x 6' 7" (2.31m x 2.03m) Fitted with a three piece suite comprising of panelled bath, close coupled WC and pedestal wash hand basin, part tiled walls, part tiled walls, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property lies a neatly lawned garden alongside a generous driveway, offering off-street parking for multiple vehicles and access to the double garage. To the rear, an enclosed and private garden is laid predominantly to lawn, complemented by a variety of seating areas, mature shrubs, and colourful flowerbeds, creating an ideal setting for relaxation and outdoor entertaining.

DOUBLE GARAGE

17' 4" x 15' 2" (5.30m x 4.64m) With up and over door to the front, side personnel door, double glazed window to the side aspect, a range of base and wall units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, and spaces for washing machine and tumble dryer.





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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.

Coverings 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.

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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

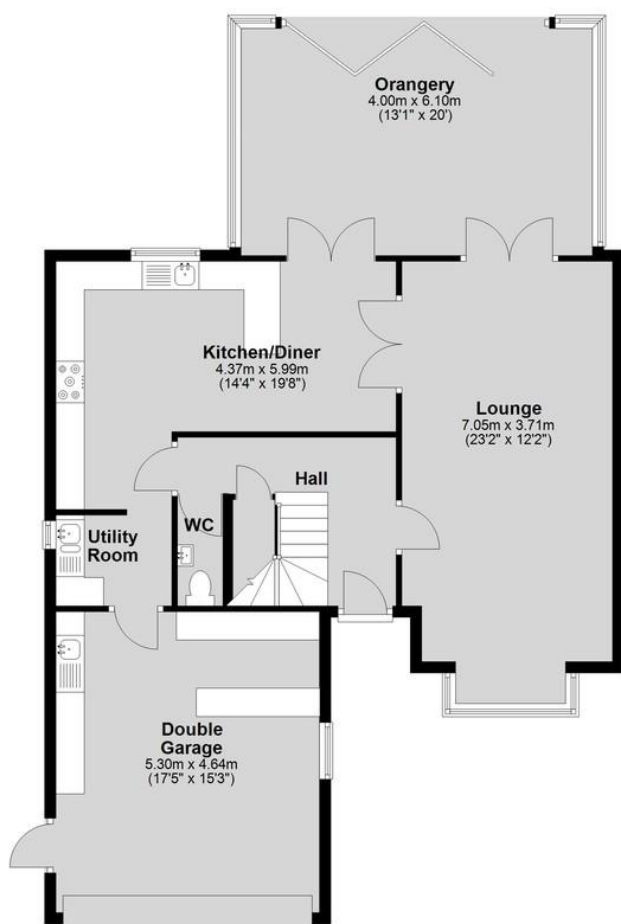
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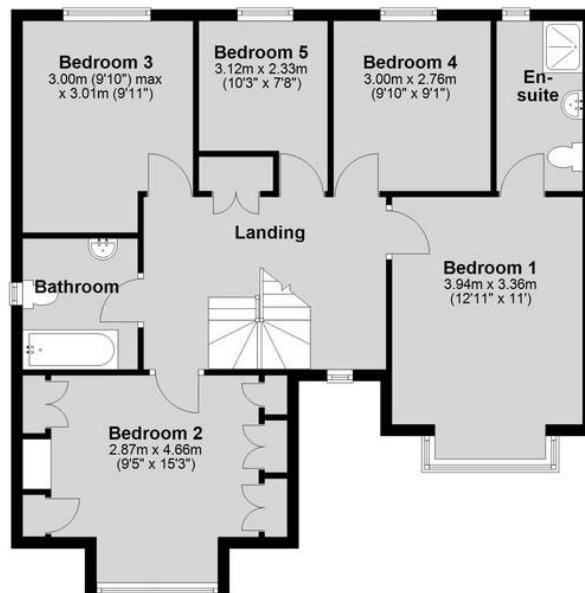
Ground Floor

Approx. 113.4 sq. metres (1220.6 sq. feet)



First Floor

Approx. 80.3 sq. metres (864.3 sq. feet)



Total area: approx. 193.7 sq. metres (2084.9 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
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 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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