



## 5 Foxfield Close

Skellingthorpe, LN6 5AW



Book a Viewing!

**£210,000**

A well-presented Two Bedroom Semi-Detached home, positioned at the end of a quiet cul-de-sac in the popular village of Skellingthorpe. The property offers generous off-road parking, tasteful décor throughout, and a private rear garden with summerhouse and shed. Conveniently located for access into Lincoln, yet tucked away in a quieter village setting, it makes an ideal choice for first time buyers or those seeking a peaceful position close to the city.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – A.

**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.





#### ENTRANCE PORCH

Accessed via a uPVC front door and finished with composite wood-effect flooring.

#### LOUNGE

12' 9" x 13' 9" (3.89m x 4.19m) Bright and welcoming reception space with uPVC double-glazed front window fitted with character shutters, radiator, and composite wood-effect flooring and open access leading through to the kitchen.

#### KITCHEN/DINER

8' x 13' 9" (2.44m x 4.19m) Fitted with a generous range of cupboards and laminate-effect worktops, incorporating a stainless steel sink with drainer and mixer tap, spaces and plumbing for washing machine and fridge freezer, plus electric oven with extractor over. The space also includes tiled flooring, radiator, uPVC window overlooking the conservatory and a rear uPVC door provides access to the conservatory.



#### CONSERVATORY

10' 10" x 10' (3.3m x 3.05m) Enjoying garden views, with uPVC window units throughout and a uPVC door opening directly to the rear garden, tiled flooring and radiator.

#### FIRST FLOOR LANDING

10 max' x 6' 2 max" (3.05m x 1.88m) With staircase from the lounge leading to the landing with uPVC side window and shutters, airing cupboard providing useful storage, loft access housing the boiler and access to both bedrooms and the bathroom.



#### BEDROOM 1

11' 11 max" x 13' 3 max" (3.63m x 4.04m) Spacious principal bedroom with front-facing uPVC bay window and side window, both with wooden shutters, built-in wardrobe storage and radiator.

#### BEDROOM 2

8' 10" x 7' 3" (2.69m x 2.21m) A comfortable second bedroom with uPVC rear window and radiator.

#### BATHROOM

5' 7" x 6' 2" (1.7m x 1.88m) With three-piece suite comprising of a panelled bath with mains shower over, pedestal wash basin, and WC, tiled wall splashbacks, towel rail, extractor, radiator and frosted uPVC rear window.



#### OUTSIDE

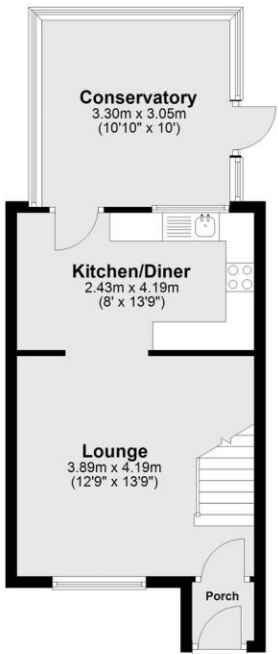
To the front, the property benefits from a gravelled driveway providing off-road parking for multiple vehicles, with gated side access leading to the rear garden. The rear garden features a lawn with planted borders, paved seating areas, timber summerhouse and shed, all overlooked by the conservatory.

#### WEBSITE

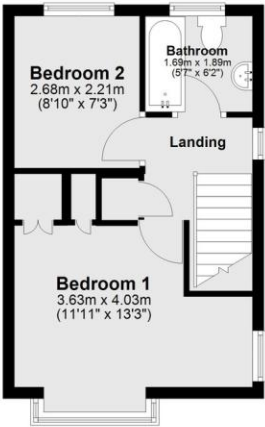
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Ground Floor



First Floor



Total area: approx. 65.9 sq. metres (709.7 sq. feet)  
**5 Fox**

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 Sils & 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 and 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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**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 give notice that:

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**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.

