



**21 Nurses Lane**  
Skellingthorpe, Lincoln, LN6 5TT



Book a Viewing!

**Offers In Excess Of £325,000**

Situated on an enviable non estate plot of approximately 0.19 acres within the ever popular village of Skellingthorpe, this beautifully modernised Three Bedroom Detached Bungalow occupies a delightful and private setting. The property has undergone a recent programme of improvements and offers well proportioned accommodation comprising of a welcoming Entrance Hall, spacious Lounge, Dining Room, refitted Kitchen, Three Bedrooms and Family Bathroom. To the First Floor there is a useful Storage Room. Externally, the property enjoys a generous plot with an attractive front garden, driveway providing off street parking for multiple vehicles, single garage and substantial rear gardens which back onto St Lawrence Churchyard. Early viewing is highly recommended to fully appreciate the location, presentation and setting of this impressive home. NO CHAIN.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – E.**

**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.



## ACCOMODATION

### ENTRANCE HALL

With parquet style laminate flooring and radiator.

### LOUNGE

12' 11" x 15' 5" (3.94m x 4.71m) With parquet style laminate flooring, double glazed windows to the front and side aspects, gas fire with back boiler and radiator.

### DINING ROOM

8' 8" x 7' 1" (2.66m x 2.43m) With double glazed window to the rear aspect, parquet style laminate flooring and radiator.

### KITCHEN

11' 10" x 8' 8" (3.61m x 2.66m) Refitted with a modern range of wall and base units with work surfaces over, stainless steel 1 1/2 bowl sink with side drainer and mixer tap over, electric oven, induction hob, space for washing machine, tiled flooring and splashbacks, radiator, double glazed window to the rear aspect and door to the garden.

### BEDROOM 1

14' 6" x 11' 1" (4.42m x 3.38m) With double glazed window to the front aspect, double fitted wardrobe and radiator.

### BEDROOM 2

10' 11" x 9' 10" (3.33m x 3.00m) With double glazed window to the side aspect and radiator.

### BEDROOM 3

11' 11" x 6' 5" (3.64m x 1.96m) With double glazed window to the rear aspect and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, airing cupboard, tiled flooring, part tiled walls, radiator and double glazed window to the rear aspect.

### FIRST FLOOR LANDING

With doors to storage room and loft space.

### STORAGE ROOM

11' 0" x 8' 6" (3.36m x 2.60m) With window to the side aspect.

### OUTSIDE

The property sits in a discreet tucked away position at the end of Nurses Lane. To the front there is a garden laid mainly to lawn with gravelled area with shrubs inset, driveway providing off street parking for multiple vehicles and access to the single attached garage. The garage is currently open to the front with side personnel door to the rear garden, window to the rear, light and power. To the rear of the property there is a generous enclosed rear garden laid mainly to lawn with patio seating area, mature shrubs, summer house, greenhouse and two sheds.





#### 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 - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, 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 them 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 them 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 them we 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 Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### 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 roughly checked.

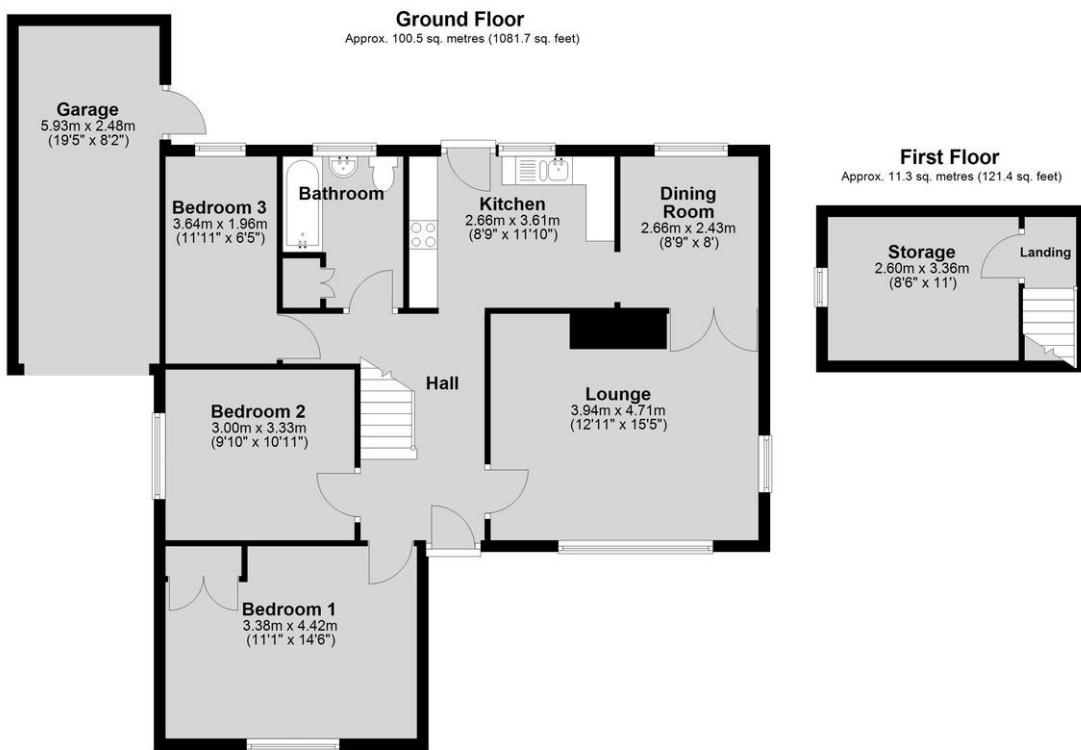
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29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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