



## 43 Hodson Close

Skellingthorpe, Lincoln, LN6 5XB



Book a Viewing!

### Offers Over £235,000

A modern three bedroom cottage-style home finished to a high standard throughout, within the popular residential village of Skellingthorpe. The property has well-presented internal accommodation comprising of Entrance Hall, Cloakroom/WC, fitted Kitchen/Diner, Lounge and a First Floor Landing leading to three Bedrooms and a Family Bathroom. The property also benefits from an enclosed garden with patio area and a single garage. Viewing is highly recommended to appreciate the standard of accommodation on offer.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – B**

**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, radiator, laminate flooring and spotlights.

#### **CLOAKROOM/WC**

With close coupled WC, pedestal wash hand basin, double glazed window to the front aspect, laminate flooring and radiator.

#### **KITCHEN DINER**

14' 2 (max)" x 13' 8 (max)" (4.32m x 4.17m), fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, electric oven with gas hob and extractor fan over, integrated fridge, freezer and dishwasher, understairs storage cupboard with plumbing for a washing machine, double glazed window to the front aspect, laminate flooring and spotlights.

#### **LOUNGE**

16' 8" x 11' 1" (5.10m x 3.38m), with double glazed French doors and window to the rear aspect, laminate flooring, spotlights and radiator.

#### **FIRST FLOOR LANDING**

With overstairs storage cupboard, loft access point and spotlights.

#### **BEDROOM 1**

13' 5" x 9' 10" (4.09m x 3.02m), with double glazed window to the rear aspect and radiator.

#### **BEDROOM 2**

12' 0" x 10' 4" (3.67m x 3.15m), with double glazed window to the front aspect and radiator.

#### **BEDROOM 3**

8' 9" x 6' 6" (2.67m x 1.99m), with double glazed window to the rear aspect and radiator.

#### **BATHROOM**

Fitted with a three piece suite comprising of P-shaped panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled splashbacks, spotlights, radiator and double glazed window to the front aspect.

#### **OUTSIDE**

To the rear of the property is an enclosed garden laid mainly to lawn with patio area and shed. The property further benefits from a single garage set within a coachhouse block.

#### **GARAGE (LEASEHOLD)**

Length of Lease - 999 years.

Years Remaining on Lease - approx. 987 years.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.



#### 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 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.

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.

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.

#### 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 thoroughly checked.

#### GENERAL

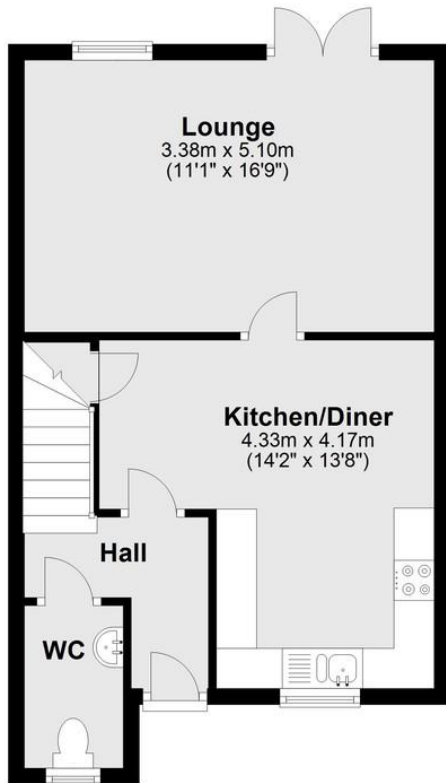
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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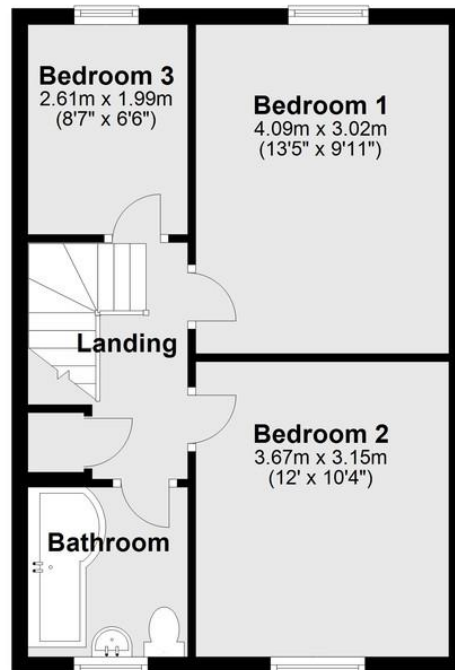
### Ground Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



### First Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



Total area: approx. 81.4 sq. metres (876.6 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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 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.

