



9 Poppyfield Close

Skellingthorpe, Lincoln, LN6 5AD



Book a Viewing!

£245,000

An excellent and brand new semi-detached family home, constructed by Messrs Oakwell Homes Ltd and situated in a pleasant cul de sac location within the village of Skellingthorpe. The property has been constructed to a high specification and offers living accommodation to briefly comprise of Main Entrance Hall, Cloakroom, Lounge, impressive Kitchen and Dining Area with a range of fitted integral appliances and a First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside there is a spacious blocked paved driveway providing off road parking for vehicles and an enclosed lawned rear garden with a patio area. Viewing of this property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – to follow.

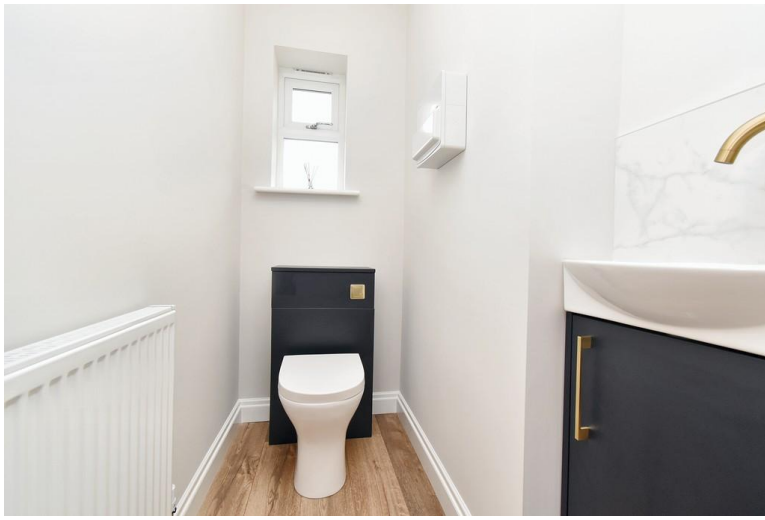
LOCAL AUTHORITY - North Kesteven District Council.

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 main entrance door, Ideal central heating thermostat, inset spotlights stairs to the first floor, under stairs storage area, radiator and quality wood effect flooring.

CLOAKROOM

With WC, wash hand basin with fitted vanity cupboard below, UPVC window to the front elevation, radiator and high quality wood effect flooring.

LOUNGE

15' 3" x 9' 10" (4.65m x 3m) , with UPVC window to the front elevation, radiator, TV point and BT Open each point.



KITCHEN/DINER

16' 2" x 10' 0" (4.93m x 3.05m) , fitted with a range of high quality kitchen units incorporating cupboards and large drawers, sink unit and drainer, range of integral appliances incorporating Lamona hob and Miele oven, integral dishwasher, fridge and freezer, feature extractor hood, cupboard housing the Ideal gas central heating boiler, inset spotlights, radiator, TV point, UPVC French/patio doors with side windows and UPVC window to the rear elevation.

FIRST FLOOR LANDING

BEDROOM

14' 9" x 9' 5" (4.5m x 2.87m) , with UPVC window to the front elevation, radiator and TV point.

BEDROOM

10' 7" x 9' 5" (3.23m x 2.87m) , with UPVC window to the rear elevation, radiator and TV point.

BEDROOM

9' 6" x 6' 5" max (2.9m x 1.96m) , with UPVC window to the front elevation, radiator and built-in storage cupboard.



BATHROOM

With suite to comprise of bath, chrome style shower with rainfall showerhead and a separate hand held shower, WC and wash hand basin with vanity cupboard below, part tiled surround, towel radiator, shaver point, extractor fan and UPVC window to the rear elevation.



OUTSIDE

There is a spacious blocked paved driveway providing off road parking for vehicles and gated access leading the lawned rear garden with patio area.



WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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 Calum 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 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.

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

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Approx Gross Internal Area
76 sq m / 820 sq ft



Ground Floor
Approx 38 sq m / 413 sq ft

First Floor
Approx 38 sq m / 407 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street
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22 Queen Street
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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.

