



38 Waterloo Lane  
Skellingthorpe., Lincoln

**BROWN & CO** JH Walter



## 38 Waterloo Lane, Skellingthorpe, Lincoln, LN6 5SL

A deceptively spacious and immaculately presented detached property located on a generous plot within the sought after and well served village of Skellingthorpe.

The property comprises of an entrance hall, lounge, dining room, stunning open-plan kitchen/ family room, utility, bedroom, bathroom and study / bedroom four to the ground floor along with two double bedrooms and a shower room to the first floor.

Outside to the front is a lawn and driveway providing parking for several vehicles which leads to a garage. To the rear is a generous landscaped lawned garden with patio and decking areas and a garden room / bar.



### ACCOMMODATION

#### Ground Floor

##### Entrance Hall

Front entrance door, stairs rising to first floor, radiator, under stairs cupboard,

##### Kitchen / Family Area

Double glazed windows and French doors to rear, one and a half drainer sink, worktops, base and eye level storage units, integrated double oven, hob with extractor over and dishwasher, breakfast bar, tiled splash backs, radiator.

##### Dining Room

Double glazed window to front, radiator.

##### Living Room

Double glazed window to front, built in flame effect gas fire, radiator.

##### Utility

Rear entrance door, stainless steel drainer sink, worktops, base and eye level storage units, spaces for washing machine, tumble dryer and freezer.

##### Bathroom

Double glazed window to side, WC, vanity wash basin, bath, large shower cubicle, fully tiled walls and flooring.

##### Bedroom One

Double glazed French doors opening to rear garden, double glazed window to side, fitted wardrobes, two radiators.

##### Study / Bedroom Four

Double glazed window to front, fitted wardrobes, radiator.

##### First Floor

##### Landing

With storage cupboards and radiator.

##### Shower Room

Velux window, shower cubicle, vanity wash basin, WC, radiator.

##### Bedroom Two

Two double glazed windows to front, radiator.

##### Bedroom Three

Double glazed window to front, radiator, storage cupboards.

##### Outside

To the front is a block paved driveway providing parking for several vehicles and leading to a garage. There is a front lawn and gated side access leading to a generous lawned rear garden with paved patio areas, decking area with pergola, and a garden room / bar with power, lighting, two sets of French doors and double glazed window.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band C

### MOBILE

We understand from the Ofcom website there is good mobile coverage from EE, O2, Three and Vodafone.



## BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps

## BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

## VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

## AGENT

James Drabble  
01522 504304  
lincolncitycentre@brown-co.com

### Energy performance certificate (EPC)

|  |                           |                            |
|--|---------------------------|----------------------------|
| 38 Waterloo Lane<br>Skellingthorpe<br>LINCOLN<br>LN6 5SL | Energy rating<br><b>D</b> | Valid until: 21 March 2034 |
| Certificate number: 2528-3036-3207-9664-2200             |                           |                            |

Property type: Detached house  
Total floor area: 163 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

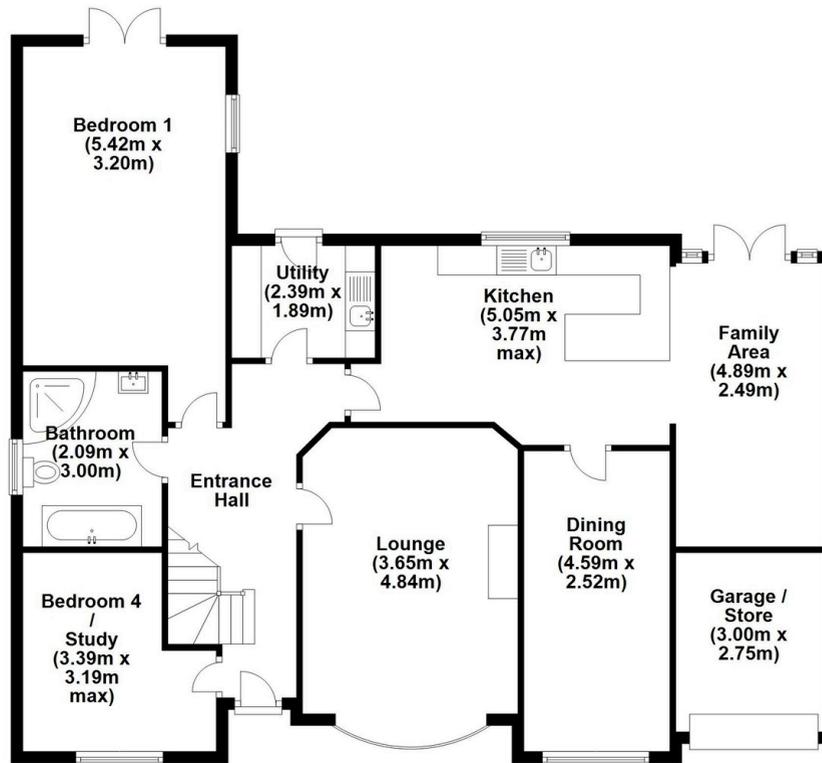
For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 63 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



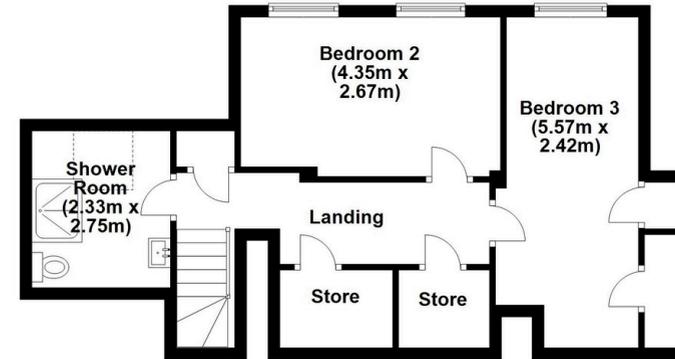
### Ground Floor

Approx. 122.8 sq. metres (1321.9 sq. feet)



### First Floor

Approx. 48.0 sq. metres (516.3 sq. feet)



Total area: approx. 170.8 sq. metres (1838.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

### IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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