



Harvest Barn
Skellingthorpe, Lincoln

BROWN & CO JHWalter



Harvest Barn, Western Lane, High St, Skellingthorpe, Lincoln, LN6 5TS

Harvest Barn is a spacious detached bungalow situated down a quiet lane close to the heart of the much sought after and well served village of Skellingthorpe.

Sold with no onward chain the property comprises of an entrance hall, kitchen, utility, boot room, WC, dining room, sitting room, conservatory, three bedrooms and a shower room.

Outside a driveway leads to a double garage. To the rear is an enclosed lawned garden with a range of mature trees and shrubs. There is a paved patio along with a useful garden room and covered seating area.



ACCOMMODATION

Entrance Hall

Front entrance door, double glazed window to side, airing cupboard.

Kitchen

Double glazed window to front, sliding patio doors to rear garden, one and a half drainer sink, worktops, base and eye level storage units, integrated double oven, gas hob, dishwasher and wine cooler, radiator.

Utility

Stainless steel drainer sink, worktop, base and eye level storage units, space and plumbing for washing machine, wall mounted central heating boiler.

Boot Room

Doors leading to rear garden and double garage.

WC

WC, wash basin.

Dining Room

Double glazed windows to front and rear, radiator, archway opening into:

Sitting Room

Fire with surround and mantle over, sliding doors leading to Conservatory.

Conservatory

French doors opening to rear garden.

Bedroom One

Double glazed window to rear, built in wardrobes, radiator.

Bedroom Two

Two double glazed windows to rear, two radiators.

Bedroom Three

Double glazed window to rear, radiator, loft access.

Shower Room

Double glazed window to side, walk in shower, vanity wash basin, WC, heated towel rail.

Outside

The property has a driveway providing off street parking which leads to a double garage which can also be accessed from the property. There is a pleasant enclosed lawned rear garden with paved patio, covered seating area and useful garden room which would make an ideal home office.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band D

MOBILE

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

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 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)

Harvest Barn Western Lane High Street LINCOLN LN6 6TS	Energy rating D	Valid until: 8 September 2034
		Certificate number: 4534-3721-6400-9231-1202

Property type	Detached bungalow
Total floor area	119 square metres

Rules on letting this property

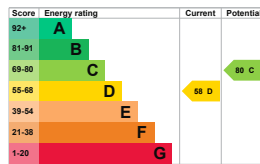
Properties can be let if they have an energy rating from A to E.

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 C.

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



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

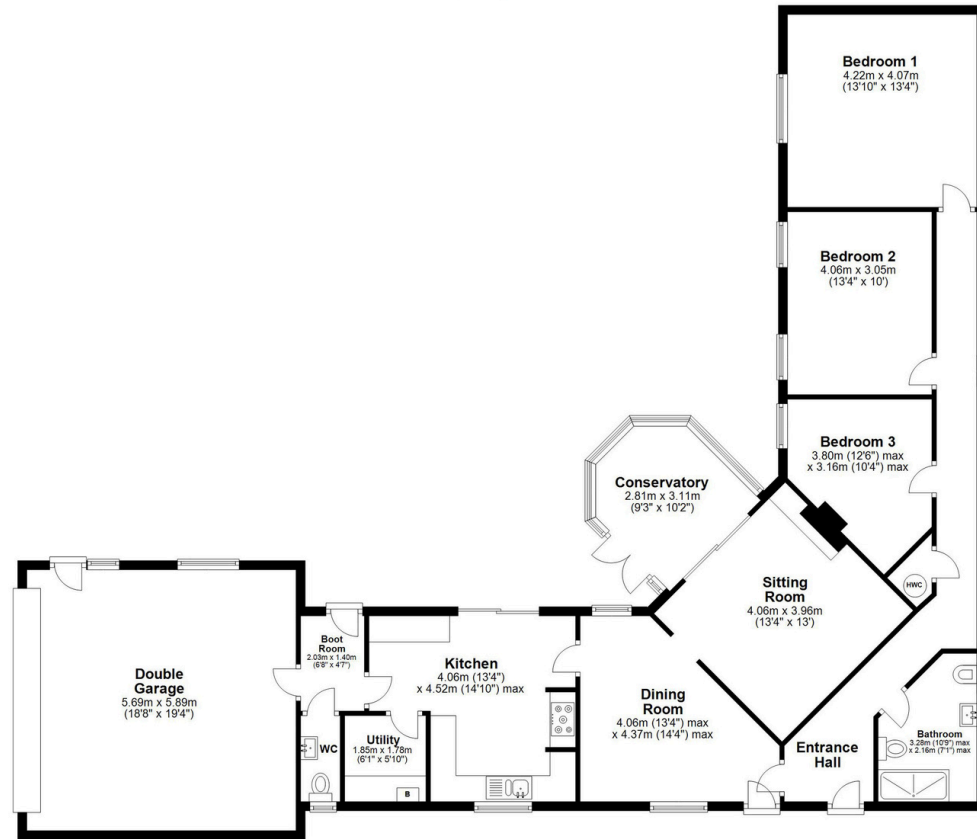
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Ground Floor
Main area: approx. 127.1 sq. metres (1367.9 sq. feet)
Plus garages: approx. 33.5 sq. metres (360.8 sq. feet)



Main area: Approx. 127.1 sq. metres (1367.9 sq. feet)
Plus garages, approx. 33.5 sq. metres (360.8 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
Chris Gothorp Photography 2024. Unauthorised reproduction prohibited.
Plan produced using PlanUp.

Harvest Barn, Skellingthorpe

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 other 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

Brown&CoJHWalter
5 Oakwood Road | Lincoln | LN6 3LH
T 01522 504 304
E lincolncitycentre@brown-co.com

BROWN & CO JHWalter
Property and Business Consultants