



- Detached Bungalow
- 3 Bedrooms
- Upgraded Kitchen & Bathroom
- Spacious Lounge Diner

- Easy To Maintain Rear Garden
- Driveway Parking
- Single Garage
- Quiet Cul-De-Sac Position

Lapwing Close, Skellingthorpe, LN6 5XS,  
£245,000





Offered for sale with no onward chain is this 3 bedroom detached bungalow situated in the popular village of Skellingthorpe. Enjoying a quiet cul-de-sac position the property has undergone a selection of upgrades in 2023. With the property featuring a newly fitted kitchen and a 3 piece bathroom suite. The home comes with 3 generous bedrooms, a welcoming entrance hall and a large L-shaped lounge diner measuring 20'9" x 16'11". Externally the property comes with an easy to maintain rear garden being mostly laid to lawn with patio and decking area whilst having a north-west orientation. To the front of the property there is a long driveway with parking for multi vehicles and access to a garage measuring 18'8" x 7'9". Further benefits of the property includes uPVC double glazing, a modern gas central heating boiler with modern radiators throughout. The village of Skellingthorpe is located a short 15 minute drive via the A46 to Lincoln city centre. The village itself comes with a wealth of amenities which includes a Co-op foodstore with post office, 2 public houses, village hall, 2 primary schools and a village surgery. Contact Starkey&Brown to arrange a viewing. Council tax band: C. Freehold.



### Entrance Hall

Having uPVC front door to front aspect, wood laminate flooring, radiator, loft access (boarded, insulation and pull down ladder), access to large airing cupboard which houses shelving, hot water cylinder and a condensing Logic boiler (approximately 5 years old).

### Lounge

20' 9" x 16' 11" (6.32m x 5.15m)

Having 3 uPVC double glazed windows, 2 radiators, a feature gas fireplace and coved ceiling.

### Kitchen

12' 0" x 8' 8" (3.65m x 2.64m)

Re-modelled in 2023. Having a range of eye and base level units with counter worktops, stainless steel sink and drainer unit, traditional serving hatch (to remain), cooker with 4 ring hob and extractor hood over, radiator, space and plumbing for appliances and a uPVC double glazed door to side aspect leading onto rear garden.

### Family Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)

Updated 2023. Having 3 piece suite comprising of panelled bath with electric shower over, low level WC, wall mounted floating hand wash basin unit, marble effect tiled flooring, heated chrome towel rail, uPVC double glazed obscured window to side aspect, full wall tiled surround and extractor unit.

### Master Bedroom

8' 10" x 13' 2" (2.69m x 4.01m)

Having uPVC double glazed window to rear aspect, wood laminate flooring finished with beading and radiator.

### Bedroom 2

8' 3" x 10' 2" (2.51m x 3.10m)

Having uPVC double glazed window to rear aspect and radiator.

### Bedroom 3

8' 7" x 7' 8" (2.61m x 2.34m)

Having uPVC double glazed window to rear aspect and radiator.

### Outside Rear

Having an enclosed garden with fenced perimeters, being mostly laid to lawn with patio and decking area, finished with gravel and flower bed perimeter, external water source and access to garage.

### Garage

Having power and lighting with up and over door, uPVC double glazed window to rear aspect and personnel door.

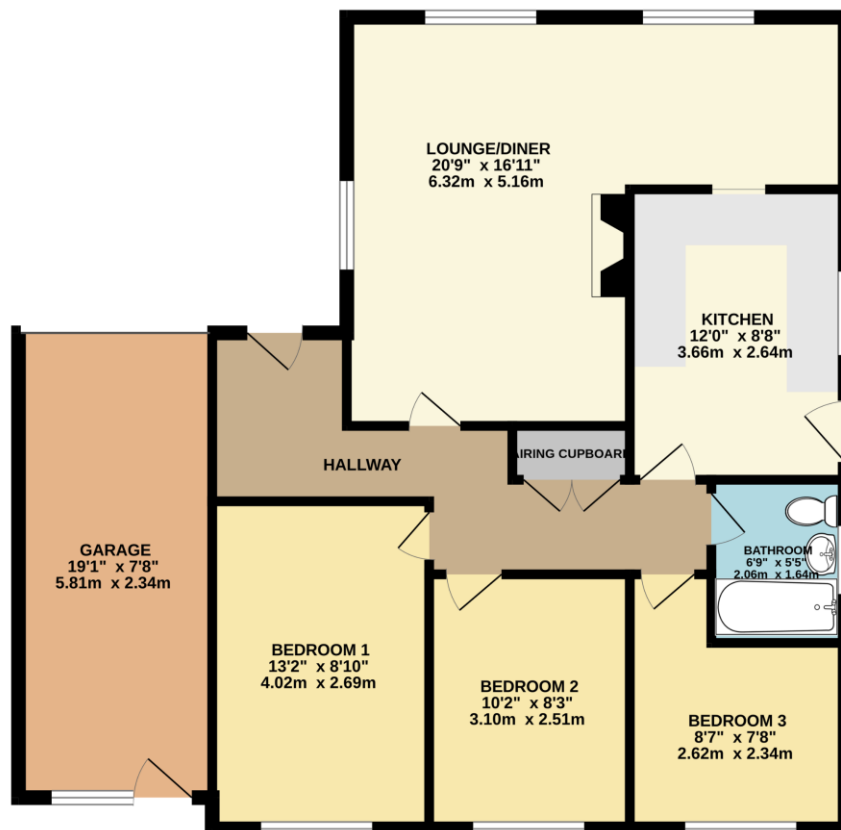
### Outside Front

Having paved driveway with parking for multiple vehicles, lawned front garden and pathway leading to side access.





GROUND FLOOR  
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2025

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

**Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE