

- Extended Semi Detached House
- 3 Bedrooms
- 17ft2 Lounge
- 21ft3 Kitchen Diner
- Study Room + Downstairs WC
- Driveway Parking For 2 Cars
- South West Facing Garden
- Solar Panels To The Front + Rear

High Street, Skellingthorpe, LN6 5TR,  
£280,000







Situated in the village of Skellingthorpe Starkey&Brown are delighted to offer for sale this extended 3 bedroom, semi-detached house. The property benefits from having solar panels to the front and rear aspects. The ground floor accommodation briefly comprises of a entrance hallway, 17ft2 lounge, open plan 21ft3 kitchen/diner, a study and downstairs WC. The first floor comprises of 3 Bedrooms and a family bathroom. Outside the property has a block paved driveway to the front aspect and off street parking for 2 cars, the rear garden is South-West facing, mostly laid to lawn and not directly overlooked. The property is also conveniently located near local shopping facilities. Please contact Starkey&Brown today to view. Freehold. Council Tax Band: B



### Entrance Hallway

Stairs rising to the first floor, double radiator and cloak cupboard.

### Lounge

17' 2" x 13' 5" (5.23m x 4.09m)

uPVC window to the front aspect, wall mounted gas fire and 2 single radiators.

### Open Plan Kitchen/diner

21' 3" x 15' 2" (6.47m x 4.62m)

A range of wall and base units with counter worktop incorporating cupboards and drawers, single drainer unit, uPVC window and uPVC French doors to the rear aspect, 2 Velux windows incorporated into sloping ceiling with recess lighting, tiled flooring and access into study and downstairs WC.

### Study

8' 4" x 5' 0" (2.54m x 1.52m)

uPVC window to the side aspect, double radiator and access into understairs storage cupboard.

### Downstairs WC

2 piece suite comprising of low level flush WC, wash hand basin and uPVC window.

### Bedroom 1

10' 3" x 9' 8" (3.12m x 2.94m)

uPVC window to the front aspect, single radiator, built in wardrobes with mirror sliding doors.

### Bedroom 2

11' 10" x 8' 10" (3.60m x 2.69m)

uPVC window and radiator.

### Bedroom 3

8' 7" x 8' 3" (2.61m x 2.51m)

uPVC window and single radiator

### Family Bathroom

3 piece suite comprising of P-shaped spa bath with mixed taps and shower attachment above and curved shower shield, wash hand basin, low level flush WC, uPVC window to the side aspect, radiator and tiled flooring.

### Outside Font

To the front aspect there is a block paved driveway with off street parking for 2 cars and side gate leading to the rear.

### Outside Rear

Predominately South-West facing and is mostly laid to lawn, vegetable patch and paved patio area. The roof of the property has solar panels to the front and rear of the property and are owned outright by the vendor.



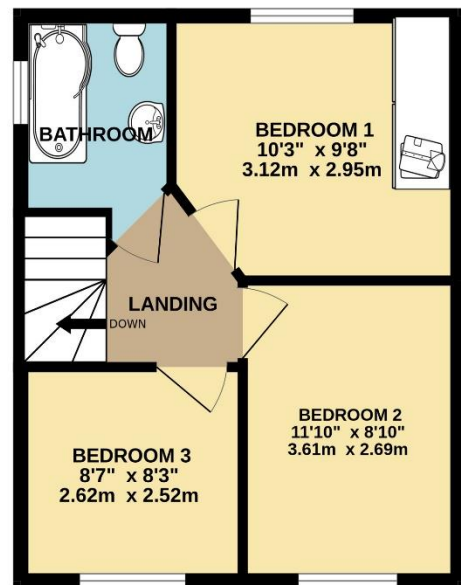
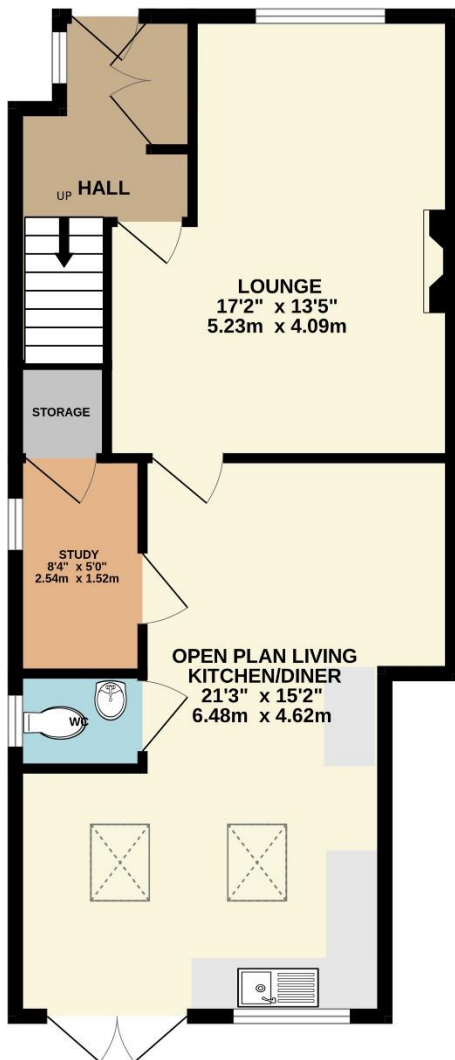




GROUND FLOOR  
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



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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.

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