



**Almond Grove, Skellingthorpe Lincoln LN6 5UP**



**welcome to**

**Almond Grove, Skellingthorpe Lincoln**

Early viewing is essential for this detached bungalow situated on a cul-de-sac within the popular village of Skellingthorpe. Boasting no onward chain, local access to a range of amenities, generous bedrooms, ample driveway parking, detached garage and workshop space.



### **Entrance Hall**

With double glazed door to the front, loft access point, carpet flooring, storage cupboard and radiator.

### **Lounge**

12' max into recess x 18' max into recess ( 3.66m max into recess x 5.49m max into recess )

With double glazed windows to the front and side, carpet flooring, radiator and coving to the ceiling.

### **Kitchen**

11' 6" x 12' 4" ( 3.51m x 3.76m )

With double glazed door and window to the rear, a modern fitted kitchen in a range of wall and base units with work surfaces, space for fridge freezer, space for cooker, inset sink and drainer, integral dishwasher, integral washing machine, extractor fan, inset ceiling lights and storage cupboard.

### **Conservatory**

15' 4" x 13' 10" ( 4.67m x 4.22m )

With double glazed doors to the rear and side, access to the detached garage, log burner, tiling to the floor, double glazed windows and inset ceiling lights.

### **Bedroom One**

11' 10" x 10' ( 3.61m x 3.05m )

With double glazed window to the rear, carpet flooring and radiator.

### **Bedroom Two**

11' 4" max into recess x 10' 1" max into recess ( 3.45m max into recess x 3.07m max into recess )

With double glazed window to the front, carpet flooring, fitted wardrobes and radiator.

### **Bedroom Three**

11' 10" x 7' 1" ( 3.61m x 2.16m )

With double glazed window to the side and carpet flooring.

### **Shower Room**

With double glazed obscured window to the rear, large shower, heated towel rail, wc, wash hand basin with vanity under, inset ceiling lights and tiling to the walls and floor.

### **Outside**

Enjoying its generous plot, this property benefits from a generous driveway and gravel area to the front providing off road parking for numerous vehicles, gated side access to the rear garden and access to the detached garage. Alongside is an area of lawn with mature trees and shrubs. The rear garden is fully enclosed and bordered by mature trees and shrubs, with a patio area ideal for seating, a decking area and an area of lawn.

### **Detached Garage**

16' 8" x 8' 11" ( 5.08m x 2.72m )

With roller door and access to workshop space.

### **Workshop Space**

11' 5" x 8' 9" ( 3.48m x 2.67m )

With shelving.



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## Almond Grove, Skellingthorpe Lincoln

- SPACIOUS DETACHED BUNGALOW
- THREE GENEROUS BEDROOMS
- AMPLE DRIVEWAY PARKING
- DETACHED GARAGE & WORKSHOP SPACE
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

offers in excess of

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR121462 - 0002

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