



**The Aubourn, Plot 64, Woodbank Damson Avenue, Skellingthorpe
Lincoln LN6 3RG**

welcome to

Woodbank Damson Avenue, Skellingthorpe Lincoln

SALES SUITE NOW OPEN - CALL TO ARRANGE VIEWING

PLOT 64 - The Aubourn

An impressive executive detached house, oozing curb appeal and providing the perfect space for families with a spacious kitchen diner, en suite to the master bedroom, separate family bathroom, garage and driveway.

Entrance Hallway

Entrance hallway with oak doors leading to the Open Plan Kitchen, Dining, Family Room, W.C & Living Room.

Luxury Vinyl Flooring
Stairs to the first floor.

Kitchen Area

11' 2" x 14' 1" (3.40m x 4.29m)

Open Plan Kitchen, Dining, Family Room with Window to the front aspect.

Fully Fitted "Sota Living" Kitchen with integrated appliances including Oven, Combi Microwave, Induction Hob, Fridge, Freezer & Dishwasher. Composite Sink with Drainer & Mixer Tap.

Luxury Vinyl Flooring
Upgrades available
Door leading to;

Family Dining Area

11' 1" x 14' 4" (3.38m x 4.37m)

With bifold doors to the rear garden & windows to the side aspect.

Utility

7' 9" x 5' 7" (2.36m x 1.70m)

Having Wall & Base Units & Composite Sink with Mixer Tap. Space & Plumbing for Washing Machine & Tumble Dryer.

Luxury Vinyl Flooring
Door to the side aspect.

Living Room

19' 6" x 12' 8" (5.94m x 3.86m)

Having bay window to the front aspect & patio doors to the rear garden.

W.C

Having W.C & Wash Hand Basin

Landing

With doors leading to all Bedrooms & Family Bathroom.
Loft Hatch

Master Bedroom

11' 1" x 14' 4" (3.38m x 4.37m)

Having Window to the rear aspect & Fitted Wardrobes.

Ensuite

7' 1" x 5' 7" (2.16m x 1.70m)

Shower, Fitted Furniture, Hand Wash Basin with Mixer Tap & WC

Shaver Socket, Heated Towel Rail & Extractor Fan
Vinyl Flooring
Glazed Window to the Side Aspect

Bedroom Two

11' 9" x 10' 9" (3.58m x 3.28m)

Having Window to the front aspect

Bedroom Three

9' 4" x 12' 8" (2.84m x 3.86m)

Having Window to the rear aspect

Bedroom Four

9' 6" x 11' 7" (2.90m x 3.53m)

Having Window to the front aspect

Family Bathroom

6' 4" x 10' 3" (1.93m x 3.12m)

Shower, Bath with mixer tap, Wash Hand Basin with Mixer Tap & W.C.

Fitted Bathroom Furniture.

Shaver Socket & Heated Towel Rail

Glazed Window to the Front Aspect

Exterior

Driveway & Garage with power & lighting.

Paved Footpath to the front entrance.

Security Alarm, External Tap, External Double Socket, External Lighting to front & rear, EV Car Charger

Rear Garden having Paved Patio & Fencing

Agents Notes

All drawings, specifications, materials, CGIs, and other illustrative content are for reference purposes only and may be subject to change during the construction process. These visuals do not form part of any contractual agreement. For the most accurate representation, please refer to the final as-built drawings and specifications



All floor plans are for reference purposes only and may be subject to change during the construction process. These visuals do not form part of any contractual agreement. For the most accurate representation, please refer to the final as-built drawings and specifications



welcome to
Woodbank Damson Avenue,
Skellingthorpe Lincoln

- PLOT 64 - THE AUBOURN
- FOUR BED DETACHED NEW BUILD HOUSE
- SPACIOUS KITCHEN DINER FAMILY ROOM WITH SEPERATE LOUNGE, UTILITY & WC
- FOUR BEDROOMS, ENSUITE TO MASTER & FAMILY BATHROOM
- FULLY FITTED KITCHEN WITH INTEGRATED APLIANCES

Tenure: Freehold EPC Rating: Exempt

from

£485,000



view this property online williamhbrown.co.uk/Property/LCR122210



Property Ref:
LCR122210 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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