



**Woodbank Damson Avenue, Skellingthorpe Lincoln LN6 5TL**



**welcome to**

**Woodbank Damson Avenue,  
Skellingthorpe Lincoln**

- PLOT 61 - THE COLEBY
- FOUR BED SEMI DETACHED HOUSE WITH GARAGE & GARDEN
- HIGH SPECIFICATION THROUGHOUT
- SPACIOUS KITCHEN, DINER & SEPERATE LOUNGE, WC
- 4 BEDS, ENSUITE TO MASTER BEDROOM & FAMILY BATHROOM

Tenure: Freehold EPC Rating: Exempt

from  
**£395,000**

SALES SUITE NOW OPEN - CALL TO ARRANGE VIEWING

PLOT 61 - The Coleby - LAST REMAINING COLEBY IN PHASE 1

An attractive and spacious four bedroom semi detached home with spacious kitchen diner, separate lounge, 4 bedrooms with ensuite to master bedroom, separate family bathroom, garage and driveway



**Entrance Hallway**

**Living Room**

15' 9" x 10' 10" ( 4.80m x 3.30m )

**Kitchen Diner**

10' 9" x 18' 1" ( 3.28m x 5.51m )

**W.C**

**Landing**

**Master Bedroom**

10' 9" x 11' 1" ( 3.28m x 3.38m )

**Ensuite**

3' 9" x 9' 1" ( 1.14m x 2.77m )

**Bedroom Two**

9' 10" x 9' 9" ( 3.00m x 2.97m )

**Bedroom Three**

11' 6" x 8' 11" ( 3.51m x 2.72m )

**Bedroom Four**

7' 4" x 8' 8" ( 2.24m x 2.64m )

**Family Bathroom**

6' 4" x 6' 6" ( 1.93m x 1.98m )

**Exterior**

**Agents Notes**

**view this property online** [williamhbrown.co.uk/Property/LCR122220](http://williamhbrown.co.uk/Property/LCR122220)



**Property Ref:**

LCR122220 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01522 534 771**



[Lincoln@williamhbrown.co.uk](mailto:Lincoln@williamhbrown.co.uk)



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**