



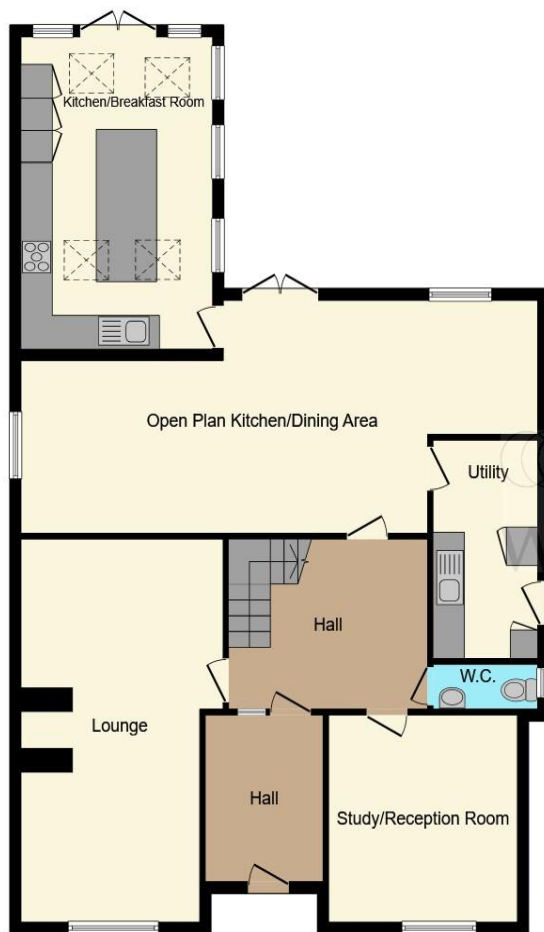
Lower Church Road, Skellingthorpe Lincoln LN6 5UZ

welcome to

Lower Church Road, Skellingthorpe Lincoln

Internally the property comprises entrance hall, hallway, lounge, open plan family/ dining area, kitchen, utility room, cloakroom, four bedrooms, two with en-suites and main bathroom. Externally the property benefits from ample off road parking double garage and well presented rear garden.

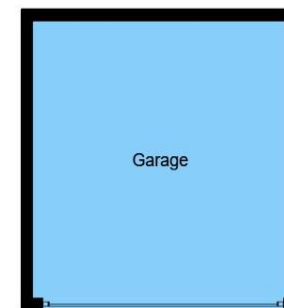




Ground Floor



First Floor



Garage

Entrance Porch

Entrance Hall

Cloakroom Wc

Lounge

22' 4" x 12' 7" (6.81m x 3.84m)

Reception Room / Study

13' 1" x 11' 9" (3.99m x 3.58m)

Open Plan Family / Dining Area

32' 3" x 14' 4" (9.83m x 4.37m)

Kitchen / Breakfast Room

18' 6" x 11' 11" (5.64m x 3.63m)

Utility Room

12' 8" x 6' 5" (3.86m x 1.96m)

First Floor Landing

Bedroom One

18' 5" x 12' 7" (5.61m x 3.84m)

En Suite One

Bedroom Two

13' 8" x 11' 4" (4.17m x 3.45m)

Dressing Area

En Suite Two

Bedroom Three

13' 1" x 11' 9" (3.99m x 3.58m)

Bedroom Four

12' 7" x 9' 8" (3.84m x 2.95m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Lower Church Road, Skellingthorpe Lincoln

- BEAUTIFULLY PRESENTED FOUR BEDROOM, DETACHED FAMILY HOME
- LOCATED WITHIN THE EVER POPULAR VILLAGE OF SKELLINGTHORPE
- FOUR BEDROOMS, TWO WITH EN-SUITES
- OPEN PLAN LIVING THROUGHOUT
- RECENTLY INSTALLED MODERN KITCHEN

Tenure: Freehold EPC Rating: C

£465,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR122448



Property Ref:
LCR122448 - 0003

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.



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