





Woodbank Damson Avenue, Skellingthorpe Lincoln LN6 5TL



welcome to

Woodbank Damson Avenue, Skellingthorpe Lincoln

PLOT 64 - The Aubourn

An impressive Executive Detached house, Boasting a Spacious kitchen/Diner, en suite to the master bedroom, separate family bathroom, garage & driveway £5000 INCENTIVE TOWARDS LEGAL FEES OR MOVING COSTS

Our Sales Suite is open Friday, Saturday & Sunday 10am-2pm

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)

Fireplace with Oak Mantle Beam & Woodburner 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" ($2.84m \times 3.86m$) Having Window to the rear aspect

Bedroom Four

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

Location

Woodbank is a premium countryside development just minutes from Lincoln, offering peaceful rural living with modern convenience - perfectly suited to a wide range of home-buyers.

Nestled in the charming village of Skellingthorpe, with a history dating back to the 9th century, the development is ideally located just 3 miles west of Lincoln and 4 miles southeast of Saxilby. It's well connected via road links, public transport and scenic walking and cycle routes.

Right next to the development runs the National Cycle Network Route 64 - a beautiful cycle/walking route that leads through open countryside to Harby and beyond. It's perfect for family bike rides or weekend adventures, with Doddington Hall offering a picturesque destination and The Bottle and Glass in Harby, a popular local pub & restaurant, providing the perfect pitstop along the way.

Residents can enjoy peaceful woodland strolls through Skellingthorpe Woods or Willow Glade, take advantage of the nearby playing fields, or explore the vibrant city of Lincoln, home to attractions such as Lincoln Castle and Lincoln Cathedral.

Woodbank offers a rare balance of tranquillity and accessibility, making it a truly special place to call home.



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 Executive Four Bedroom Detached Family Home in a Semi Rural Setting
- Premium Specification throughout & over £7000 worth of Quartz, Flooring & Turf included
- Spacious Open Plan Kitchen and Dining Area with Bi-fold Doors to the Garden - Integrated Siemens Kitchen Appliances & Oak Internal Doors
- Separate Lounge, Utility Room & Downstairs W.C.
- Luxury Family Bathroom & En-Suite to Master Bedroom

Tenure: Freehold EPC Rating: Exempt

£475,000



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Property Ref: LCR123051 - 0010 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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