

63 Woodbank Damson Avenue, Skellingthorpe Lincoln LN6 5TL



welcome to

Woodbank Damson Avenue, Skellingthorpe Lincoln

PLOT 63 - The Aubourn

This Impressive Executive Detached home, Boasting a Spacious kitchen/Diner, ensuite to the Master, Separate family bathroom, garage & driveway















Entrance Hallway

Kitchen Area

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

Family Dining Area

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

Utility

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

Living Room

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

W.C

Landing

Master Bedroom

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

Ensuite

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

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Family Bathroom

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

Exterior Location

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Woodbank Damson Avenue, Skellingthorpe Lincoln

- PLOT 63 THE AUBOURN Executive Four Bedroom Detached Family Home
- Premium Specification & over £7000 worth of Quartz, Flooring & Turf included
- Spacious Open Plan Kitchen & Dining Area with Bi-fold Doors to the Garden
- Integrated Siemens Kitchen Appliances & Oak Internal Doors throughout
- Separate Lounge, Utility Room & Downstairs W.C

Tenure: Freehold EPC Rating: Exempt

£475,000

Property Ref:

LCR123067 - 0005





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 app aratus, 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

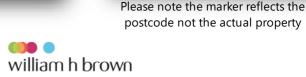
of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should

ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the



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property and other important matters before exchange of contracts.





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35-36 Silver Street, LINCOLN, Lincolnshire, LN2

Old chapel green (4)

Map data @2025



1EW



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