



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

**welcome to**

## **Woodbank Damson Avenue, Skellingthorpe Lincoln**

The Blyton - Plot 60

3 bed Semi Detached Home with Garage & Garden

Sales Suite Open every;

Friday, Saturday & Sunday 10am - 2pm

### **Hallway**

Welcoming entrance hallway featuring a convenient W.C, with doors leading to a spacious lounge & a modern Kitchen Diner, perfect for contemporary family living.

### **Living Room**

15' 7" x 10' 8" ( 4.75m x 3.25m )

A bright & spacious living room positioned to the front aspect offering a welcoming space with ample natural light ideal for relaxing.

### **W.C**

Conveniently located off the entrance hallway, this cloakroom features a modern toilet & basin sink, offering practicality for guests & everyday use

### **Kitchen Diner**

10' 8" x 18' 1" ( 3.25m x 5.51m )

A stylish & spacious open plan kitchen diner, perfect for family living and entertaining guests. Featuring integrated appliances and ample workspace, this modern hub of the home flows seamlessly into the garden room, where french doors flood the space with natural light & provide easy access into the garden - ideal for indoor-outdoor living.

### **Garden Room**

7' 2" x 14' ( 2.18m x 4.27m )

Situated just off the modern kitchen, this versatile garden room offers additional living space, complete with french doors that open out to the rear garden, creating bright & airy connection to the outdoors.

### **Landing**

A spacious landing area featuring built in storage & providing access to all bedrooms & the family

bathroom, ensuring a practical & well connected upper floor layout

### **Master Bedroom**

10' 7" x 11' ( 3.23m x 3.35m )

A spacious master bedroom featuring a front aspect window, allowing plenty of light & door to the convenient ensuite.

### **Ensuite**

3' 7" x 8' 8" ( 1.09m x 2.64m )

A modern ensuite featuring a shower, vanity storage unit with sink & a toilet.

The space enhanced by a heated towel rail, providing both comfort & convenience

### **Bedroom Two**

11' 5" x 8' 9" ( 3.48m x 2.67m )

A comfortable bedroom two with a rear facing window, offering a peaceful view of the rear garden

### **Bedroom Three**

7' 3" x 8' 6" ( 2.21m x 2.59m )

Bedroom three with a window overlooking the rear garden

### **Family Bathroom**

6' 3" x 6' 5" ( 1.91m x 1.96m )

A well appointed family bathroom featuring a bath with shower over, a vanity unit with sink & a toilet. The room is complete with a heated towel rail & stylish wall boarding offering a modern finish.

### **Exterior**

A well maintained rear garden featuring a spacious patio, perfect for outdoor dining & relaxation. The garden is accessible via french doors from the garden room & also offers convenient side gate access.

### **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.

### **Agents Notes**

Please note images are for illustrative purposes only & used from Stirlin Homes previous development of the same house type



**welcome to**  
**Woodbank Damson Avenue,**  
**Skellingthorpe Lincoln**

- PLOT 60 - THE BLYTON - Premium 3 Bedroom Semi Detached New Build Home
- Spacious Open Plan Kitchen, Dining & Family Room with French Doors
- High Spec integrated Siemens kitchen appliances
- Fitted Family Bathroom and the luxury of an Ensuite to Master Bedroom
- Garage with Power & Lighting, plus block paved Driveway

Tenure: Freehold EPC Rating: Exempt

**£325,000**



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Property Ref:  
LCR123105 - 0006

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