



59 Woodbank Damson Avenue, Skellingthorpe Lincoln LN6 5TL

welcome to

Woodbank Damson Avenue, Skellingthorpe Lincoln

The Blyton - Plot 59

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

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 59 - THE BLYTON - Premium 3 Bedroom Semi-detached New Build Home
- Spacious Open Plan Kitchen, Dining & Family Room with French Doors
- High-Spec interated Siemens Kitchen Appliances
- Fitted Family Bathroom and the luxury of an EnSuite to the master bedroom
- Garage with power & lighting plus Block Paved Driveway

Tenure: Freehold EPC Rating: Exempt

£325,000



view this property online williamhbrown.co.uk/Property/LCR123147



Property Ref:
LCR123147 - 0006

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



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



williamhbrown.co.uk

