

Waterloo Lane, Skellingthorpe, Lincoln, LN6 5SL

welcome to

Waterloo Lane, Skellingthorpe, Lincoln

This spacious home is situated within a popular and sought after village location with ample off road parking, a fully enclosed rear garden, two reception rooms, three bedrooms, newly installed boiler and local access to a range of amenities.













Entrance Hall

With access via double glazed front door and stairs rising to first floor.

Lounge

17' 7" x 12' 3" (5.36m x 3.73m)

With double glazed window to the side, double glazed window to the front and fireplace with electric fire, opening to:-

Dining Room

9' x 7' 5" (2.74m x 2.26m)

With double glazed window to the front and radiator.

Kitchen

15' 8" x 7' 4" (4.78m x 2.24m)

With double glazed window and door to the side, a fitted kitchen in a range of wall and base units with work surfaces, space for cooker, sink and drainer, space and plumbing for washing machine, space for fridge freezer, newly installed wall mounted boiler and built in storage cupboard.

Bedroom One

12' 10" x 9' 3" (3.91m x 2.82m)
With double glazed window to the rear, fitted wardrobes and radiator.

Bedroom Two

10' $6" \times 10'$ ($3.20m \times 3.05m$) With double glazed window to the rear, fitted wardrobes and radiator.

Bedroom Three

9' 8" x 6' 5" (2.95m x 1.96m)

With double glazed window to the side and radiator.

Shower Room

With double glazed window to the side, large shower cubicle, wc, wash hand basin with vanity unit, heated towel rail, tiling to the floor and extractor fan.

Attached Garage

25' 2" x 13' 2" (7.67m x 4.01m) With electric door, power, lighting and pedestrian door.

Outside

Property benefits from a generous block paved driveway to the front providing off road parking for up to four cars, access to the attached garage and gated side access to the rear garden. To the rear is a fully enclosed garden which benefits from a patio area ideal for seating and outdoor dining, a block paved walkway, an area of lawn and a timber summerhouse.





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Waterloo Lane, Skellingthorpe Lincoln

- SPACIOUS DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- GENEROUS DRIVEWAY PARKING
- FULLY ENCLOSED REAR GARDEN
- TWO RECEPTION ROOMS

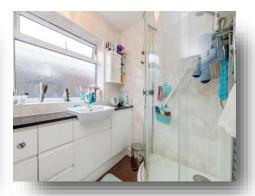
Tenure: Freehold EPC Rating: C

Council Tax Band: C

£260,000







Cooking Butler Waterloo Ln
Waterloo Ln
Waterloo Map data ©2025

Please note the marker reflects the postcode not the actual property

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Property Ref: LCR122944 - 0002 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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