

Woodbank Damson Avenue, Skellingthorpe Lincoln LN6 5TL



welcome to

Woodbank Damson Avenue, Skellingthorpe Lincoln

Plot 93 - The Harmston

A four bedroom detached family home offering everything for family life with a spacious kitchen/family/dining room, separate lounge, study, utility room, four bedrooms with en suite to the master and a family bathroom.















Entrance Hallway

Kitchen Dining Family Room

32' x 14' 10" Max (9.75m x 4.52m Max)

Utility

5' 5" x 6' 10" (1.65m x 2.08m)

Study

7' x 11' 3" (2.13m x 3.43m)

Living Room

13' 7" x 11' 3" (4.14m x 3.43m)

W.C

Landing

Master Bedroom

10' 6" x 12' 11" (3.20m x 3.94m)

En Suite

9' 1" x 6' 4" (2.77m x 1.93m)

Dressing Area

6' x 7' 11" (1.83m x 2.41m)

Bedroom Two

11' 5" x 11' 3" (3.48m x 3.43m)

Bedroom Three

10' 3" x 11' 3" (3.12m x 3.43m)

Bedroom Four

10' 3" x 11' 3" (3.12m x 3.43m)

Family Bathroom

6' 6" x 10' 4" (1.98m x 3.15m)

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- PLOT 93 THE HARMSTON Executive Four Bedroom Detached Family Home
- Premium Specification throughout
- Spacious Open Plan Kitchen, Dining Family Area with Bi-fold doors to the garden
- Integrated Siemens Kitchen appliances & Oak internal doors
- Separate Lounge, Utility, Study & W.C

Tenure: Freehold EPC Rating: Exempt

£550,000

Property Ref:

LCR123321 - 0003





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

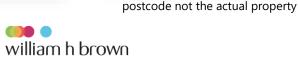
of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should

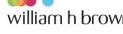
ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the



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property and other important matters before exchange of contracts.







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35-36 Silver Street, LINCOLN, Lincolnshire, LN2

Please note the marker reflects the

Chapel Rd



1FW

₩oodbank park

Old chapel green (4)

Map data @2025



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