



**Swallow Avenue, Skellingthorpe, Lincoln**

**£435,000**

  
**MARTIN & CO**

Swallow Avenue, Skellingthorpe,  
Lincoln

Dormer House - Detached  
4 Bedrooms, 3 Bathroom

Offers Over £435,000

- Three Bedroom Detached Home
- Two Reception Rooms
- Utility Room
- Modern Fitted Bathroom
- Ground Floor WC
- Off Road Parking and a garage
- EPC = C
- FREEHOLD // COUNCIL TAX = D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Description

An immaculate detached dormer bungalow, offering three/four spacious bedrooms, two reception rooms and multiple bathroom facilities. Comprising internally of an entrance hall, spacious Living room, ground floor bedroom, Family bathroom, a large kitchen/diner, with additional dining room, and a utility; to the first floor are a spacious master bedroom and ensuite, two double bedrooms and a shower room. Externally offering a spacious frontage for driveway parking, an integral garage and an enclosed private rear garden. This property is an absolute must view to be fully appreciated.

Skellingthorpe village benefits from local amenities to include shops, primary schooling and public houses. Regular bus service is available into the City Centre and with easy access to the A46 bypass.

EPC Rating - C

Council Tax Band - D

Tenure - Freehold

### Entrance Hall

20'2" x 15'8"

Pvc double glazed entrance door with two floor length side windows, wood flooring, three pendant light fittings, two radiators, and stairs to the first floor.

### Living Room

18'4" x 18'0"

Two pvc double glazed windows to the front aspect, with a third to the side aspect, wood flooring, a spot lit ceiling, and two radiators.



**Bedroom**  
12'1" x 9'10"  
Pvc double glazed window to the side aspect, with carpet flooring, a light fitting and a radiator

**Bathroom**  
12'1" x 11'3"  
Low level wc, a bath with mixer tap, vanity sink with cabinet storage. A pvc double glaze window to the side aspect, fully tiled floor and walls, a light fitting, extractor fan, and a radiator

**Dining Room**  
12'1" x 11'3"  
Three PVC double glaze windows to the rear aspect, wood flooring, a light fitting, and a radiator

**Kitchen Diner**  
26'11" x 13'11"  
Base and eye units with a stainless sink drainer with mixer tap, granite worktops, a five ring gas hob, with two integrated electric ovens, and extractor overhead. An integrated dishwasher and wine cooling fridge, with a central island offering further storage. Two pvc double glazed windows, and french patio doors to the rear aspect accessing the garden, Wood flooring, with a spotlight ceiling and three radiators.

**Utility Room**  
11'2" x 5'10"  
Base and eye units with a stainless steel sink drainer with mixer tap, space and plumbing for a washing machine, with further space for one other appliance. A PVC double glazed rear

door, with wood flooring, a light fitting, an extractor fan, a radiator, and an Internal door accessing the garage.

**Stairs/Landing**  
A velux window, carpet flooring, a light fitting, fire alarm, and eve storage.

**Master Bedroom**  
20'10" x 15'10"  
Two pvc double glazed windows to the side aspect, with two additional velux windows, carpet flooring, a light fitting, two radiators, and built in Sharps bedroom furnishings including; wardrobes, draws, and a desk space.

**Ensuite**  
6'7" x 6'1"  
Low level wc, a mains fed corner shower cubicle, with a vanity sink and cabinet storage, an extractor fan, and a heater towel rail. A velux window, tiled walls, and vinyl flooring.

**Bedroom**  
16'9" x 12'0"  
Three velux windows to the front aspect, carpet flooring, a light fitting, and a radiator.

**Bedroom**  
16'9" x 12'0"  
Three velux windows to the rear aspect, carpet flooring, a light fitting, and a radiator

**Shower Room**  
8'3" x 6'6"  
Low level wc, a mains fed corner shower cubicle, and a vanity

sink with cabinet storage, an extractor fan, and a heated towel rail. A velux window, with fully tiled walls and vinyl flooring.

**Garage**  
19'3" x 11'1"  
Electric roller door with electric and light, a pvc double glazed window, and rear door accessing the garden to the side aspect. Worcester boiler to wall.

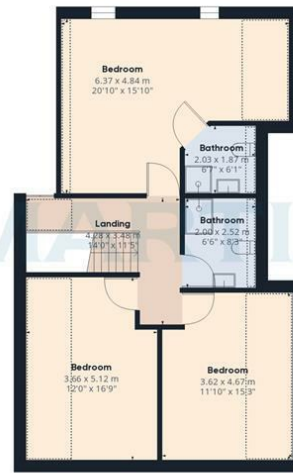
**Outside Space**  
The front boast of multicar parking on a paved drive, with access to the garage and rear garden, via the side gates. The rear gardens are private, mostly laid to lawn, with two patio areas, a pebbled flower bed, and a shed included in sale. With access to the front via both sides. External lighting and water supply

**Fixture & Fittings**  
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

224.67 m<sup>2</sup>  
2418.29 ft<sup>2</sup>

**Reduced headroom**

19.75 m<sup>2</sup>  
212.62 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

**Martin & Co Lincoln Sales**

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6

8HW

01522 503727 . [lincoln@martinco.com](mailto:lincoln@martinco.com)

**01522 503727**

**<http://www.martinco.com>**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.