



Waterloo Lane, Skellingthorpe, Lincoln

Asking Price £349,950



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Bungalow - Detached
5 Bedrooms, 2 Bathrooms

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- Extended Family Home
- Dormer Bungalow
- Spacious Living Accommodation
- Master Bedroom with Ensuite
- Front and Rear Gardens
- Double Garage
- Driveway Parking for Multiple Vehicles
- Village Location
- Tenure - Freehold
- Council Tax Band - C / EPC Rating - E

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E	54	65	(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales	



Extended five bedroom detached dormer bungalow occupying a generous plot within the popular village of Skellingthorpe. This deceptively spacious home is a must view to truly appreciate the flexible living accommodation and position within the village. Comprising internally of an entrance hall with two bedrooms, bathroom and separate WC, open plan living room with sitting room and dining area, further bedroom and kitchen to the ground floor plus two bedrooms and an ensuite to the first floor. Externally benefitting from a double garage, front and rear gardens and driveway parking.

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.

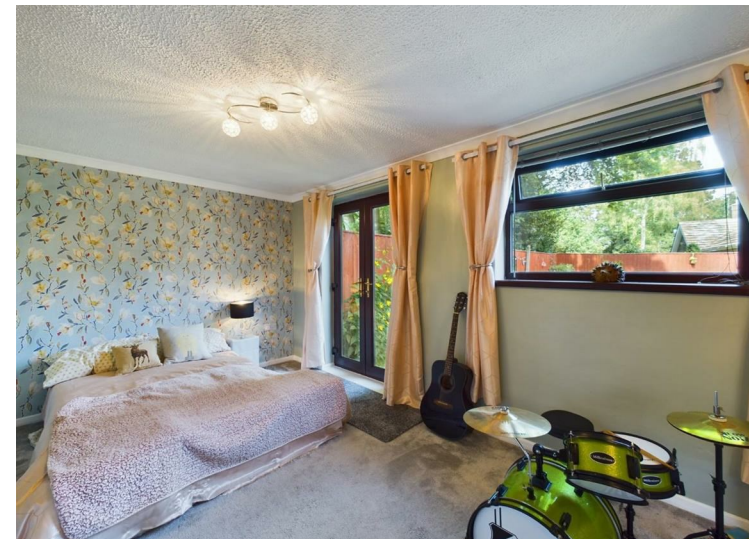
EPC Rating - E

Council Tax Band - C
Tenure - Freehold

Entrance Hall
PVC entrance door and side panel, vinyl flooring, light fitting, radiator and Drayton thermostatic control.

Bedroom
11'5" x 11'0"
PVC window to the front aspect, carpet flooring, radiator and a pendant fitting.

Bedroom
14'1" x 11'2"
PVC window to the side, carpet flooring, radiator, pendant fitting plus fitted wardrobes.



Bathroom

7'11" x 5'5"

Fully tiled room with a vanity wash basin and panel bath with electric shower over, PVC side town, heated towel rail, spot lit ceiling and extractor.

WC

8'0" x 2'8"

Low level WC, tiled flooring, radiator, PVC side window and a pendant fitting.

Living Room

21'3" x 11'10"

Open plan to both the dining area and sitting room.

Carpet flooring, PVC window to the front, two radiators, two pendant fittings and a feature gas fire with hearth and surround.

Sitting Room

10'0" x 9'0"

PVC French doors and side panels to the rear, carpet flooring, radiator, ceiling and wall lighting.

Hall

Carpet flooring, PVC rear window, wall lighting and a storage cupboard with light fitting. Access to the garage and further living accommodation.

Double Garage

17'11" x 16'1"

Up and over door to the front aspect, personnel door to the rear, light and power. Mains consumer unit and electric meter housed. Access to storage space above.

Store Room

8'5" x 7'10" (max measurements).

L shaped room with carpet flooring, radiator, lighting and shelved storage. Separate consumer unit housed.

Bedroom

21'0" x 8'5"

Carpet flooring, two ceiling lights, PVC windows and French doors to the side, radiator and fitted mirrored wardrobes.

Dining Area

11'1" x 9'6"

PVC French doors to the rear, tiled flooring and a pendant fitting.

Kitchen

11'6" x 10'11"

Base and eye level units with roll edge work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven, electric hob with extractor over plus an integrated dishwasher. Space plumbing for both a washing machine and tumble dryer with further space for a freestanding fridge freezer. PVC window to the rear, spot lit ceiling and tiled flooring.

Rear Hall

Tiled flooring, light fitting, PVC side door and a storage cupboard housing the Worcester gas boiler.

Stairs / Landing

Carpeted stairs onto laminate flooring on the landing, spot lit ceiling and recessed storage.

Bedroom

11'11" x 10'7"

Laminate flooring, PVC window to the rear with a Velux to the side, radiator and spot lit ceiling.

Bedroom

12'8" x 10'7"

Laminate flooring, Two Velux windows to the side, radiator and spot lit ceiling.

Ensuite

10'6" x 7'7"

Three piece suite to include a low level WC, pedestal wash basin and a roll top bath. Spot lot ceiling, Velux side window, heated towel rail and tiled flooring.

Outside

To the front is a spacious concrete driveway suitable for multiple vehicles to park off road, a good sized front garden being laid to lawn with mature planted bushes plus entrance lighting.

The rear offers a fully enclosed garden being mainly laid to lawn with a patio area and planted borders. Water supply, lighting and gated access to the side plus a garden shed included within the sale.

Fixtures & 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.







Approximate total area⁽¹⁾

201.51 m²
2169.04 ft²

Reduced headroom

12.17 m²
131 ft²

(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.

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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.