



**Swallow Avenue, Skellingthorpe,
Lincoln**

0400 000


MARTIN&CO

Swallow Avenue, Skellingthorpe,
Lincoln

House - Detached
4 Bedrooms, 4 Bathroom

£400,000

Date Available:

Deposit:

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- 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

Discover the epitome of modern living with this immaculate detached dormer bungalow, boasting three/four spacious bedrooms and an array of versatile living spaces. Nestled in a desirable location, this property offers the perfect blend of comfort and functionality. Step inside to find an inviting entrance hall leading to a spacious living room, ideal for relaxation and entertaining guests. The ground floor features a versatile bedroom (equally suited to be a home office) and a well-appointed family bathroom, providing convenience and privacy. A highlight of the home is the expansive kitchen/diner, complemented by an additional dining room and a practical utility area, catering effortlessly to family meals and gatherings. Upstairs, the first floor hosts a generously sized master bedroom complete with an ensuite, offering a luxurious retreat. Two additional double bedrooms and a convenient shower room ensure ample space for family members or guests. Externally, the property impresses with a spacious frontage offering driveway parking, an integral garage for secure storage, and an enclosed private rear garden, perfect for outdoor activities and relaxation. This residence truly embodies flexible living accommodation tailored to modern family needs. With its well-proportioned rooms, stylish interiors, and impeccable condition throughout, viewing is essential to fully appreciate the lifestyle this home affords. Don't miss out on the opportunity to make this exceptional property yours. Contact us today to arrange a viewing and envision the possibilities of your new dream home.

EPC Rating - C
Council Tax Band - D
Tenure - Freehold



Description
An immaculate detached dornier 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.

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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

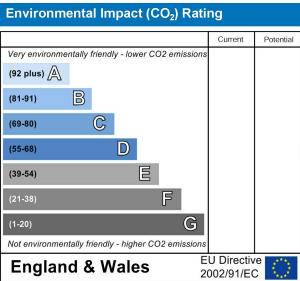
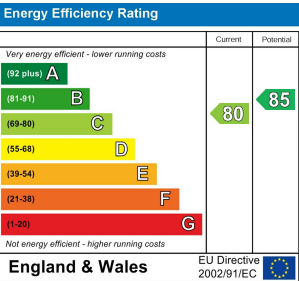
Bathroom
12'1" x 11'3"
Low level wc, a bath with mixer tap, vanity sink with cabinet storage. A pvc double glaze window to the side aspect, fully tiled floor and walls, a light fitting, extractor fan, and a radiator

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 spotlit 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.





Floor 0



Floor 1

Approximate total area⁽¹⁾

224.67 m²

2418.29 ft²

Reduced headroom

19.75 m²

212.62 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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