



5 Woodland Avenue
Skellingthorpe, Lincoln. LN6 5TE





5 Woodland Avenue. Skellingthorpe, Lincoln

This is a 1960's detached bungalow, refurbished to provide spacious family accommodation, situated in the village of Skellingthorpe, a short drive from the City of Lincoln.

The property benefits from delightful landscaped rear gardens, with paved seating areas overlooking the woodland behind, front garden and driveway providing ample parking.

There are good road connections via the A46 ring road, to other areas of the City and out to the A1, Newark, A15 towards the M180 running to the north of the country.

ACCOMMODATION

Entrance Hall having an attractive, obscure leaded light style glazed front entrance door, engineered oak flooring and contemporary feature radiator. Open access through to:

Central Hallway providing access through to all adjoining accommodation, having engineered oak flooring and a contemporary feature radiator.

Lounge with large picture window casement providing a very pleasant view out over the driveway and the landscaped front garden; an appealing mock fireplace surround, back and hearth with a contemporary style electric fire and feature radiator.

Living Dining Kitchen having a most appealing outlook from the French doors out over the rear south facing landscaped garden with woodland beyond. There is a comprehensive range of contemporary design style fitted units with granite work surface areas comprising; Franke single drainer stainless steel sink unit with cupboard space and concealed Electrolux dishwasher beneath with a brushed steel fitted Neff oven and grill with pan drawer beneath to one side.





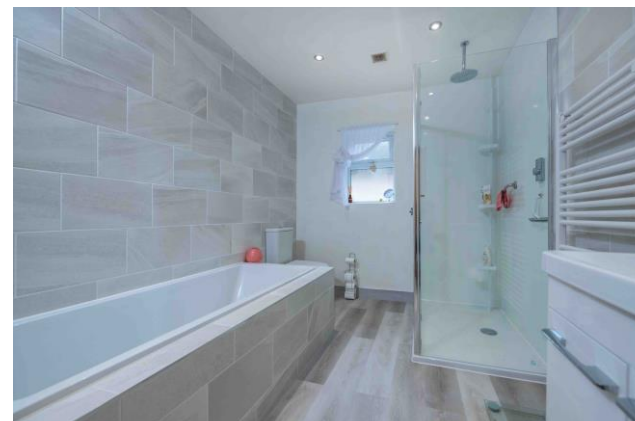
There is a further area fitted work surface across one wall with a range of cupboard space and deep soft close drawers below, ceramic style Neff hob to surface and above a brushed steel splash back and cooker hood with accompanying china cabinets set on either side. To one corner of the room there is space for an upright fridge/freezer, attractive splash backs to all work surface areas, large ceramic floor tiling, two contemporary feature radiators and inset ceiling spotlight fittings.

Good Size Utility Room with a good range of fitted units, a circular stainless steel sink unit inset to work surface with cupboard space below. Further work surface extends around the adjoining wall with cupboard space and room for appropriate laundry white goods beneath, cupboard unit above. There is a wall mounted Worcester gas fired central heating boiler and a radiator.

Shower Room having good quality appointment comprising of corner shower cubicle with appropriate shower fitting and accompanying full height wall tiling, wash hand basin with vanity unit below and low-level WC. Tiling to all walls to at least dado rail height about the suite area, large ceramic floor tiling, access to roof space and extractor vent.

Bedroom with a delightful view out over the south facing rear garden and woodland beyond; engineered oak flooring and contemporary feature radiator.

Bedroom having a westerly aspect; quality fitted wardrobes to one wall and contemporary feature radiator.



Quality Appointed Family Bathroom of good proportions, having a tiled panel bath to one wall, large shower cubicle to one corner with Aqualisa shower fitting and accompanying mermaid board style panelling, attractive wash hand basin with toiletry cabinet below, wall mounted mirror panelled and illuminated toiletry cupboard above and low level WC. Large vertical medicine cabinet to one corner with dressing mirror, ladderback style radiator/towel rail, inset ceiling spotlights and extractor vent.

Bedroom with a northerly view from the picture window, out over the front garden and driveway, extensive wardrobe space across one wall and contemporary feature radiator.



OUTSIDE

The bungalow stands in a prominent position at the head of the Close approached from the roadside across a good size block paved driveway, which provides more than ample parking for both family and visitors. The front garden is very attractively landscaped with an area of formal lawn, meandering gravel flowerbed/borders containing a wide range of shrubs and flowering plants, including palms, heather, alpines, berberis and rhododendron to name, but a few.

The driveway runs down the eastern elevation of the bungalow to the **Detached Garage** set to the rear with electric roller blind door, service door to rear, providing access through into the garden, light fitting and power points.

Set to the south eastern corner of the bungalow is a gateway which provides access into the delightful landscaped rear garden, surprisingly private and enjoying a southerly outlook to the rear into the adjoining woodland with all its accompanying wildlife. There is a block paved patio area onto which the French doors of the living dining kitchen open, on which at present there is a good sized well decorated garden shed. To the rear of the garage on the patio area is a trellis divide for the bin store area and rear gateway leading to the adjoining woodland.

The main garden area has been laid to lawn with accompanying, copiously stocked flowerbeds and borders containing very appealing shrubs and flowering plants including roses, heathers, palms, primrose, and many more. There is an outside water tap and exterior light fitting.



North Kesteven District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
Tel: 01522 538888;
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org> Brochure prepared 26.10.2023

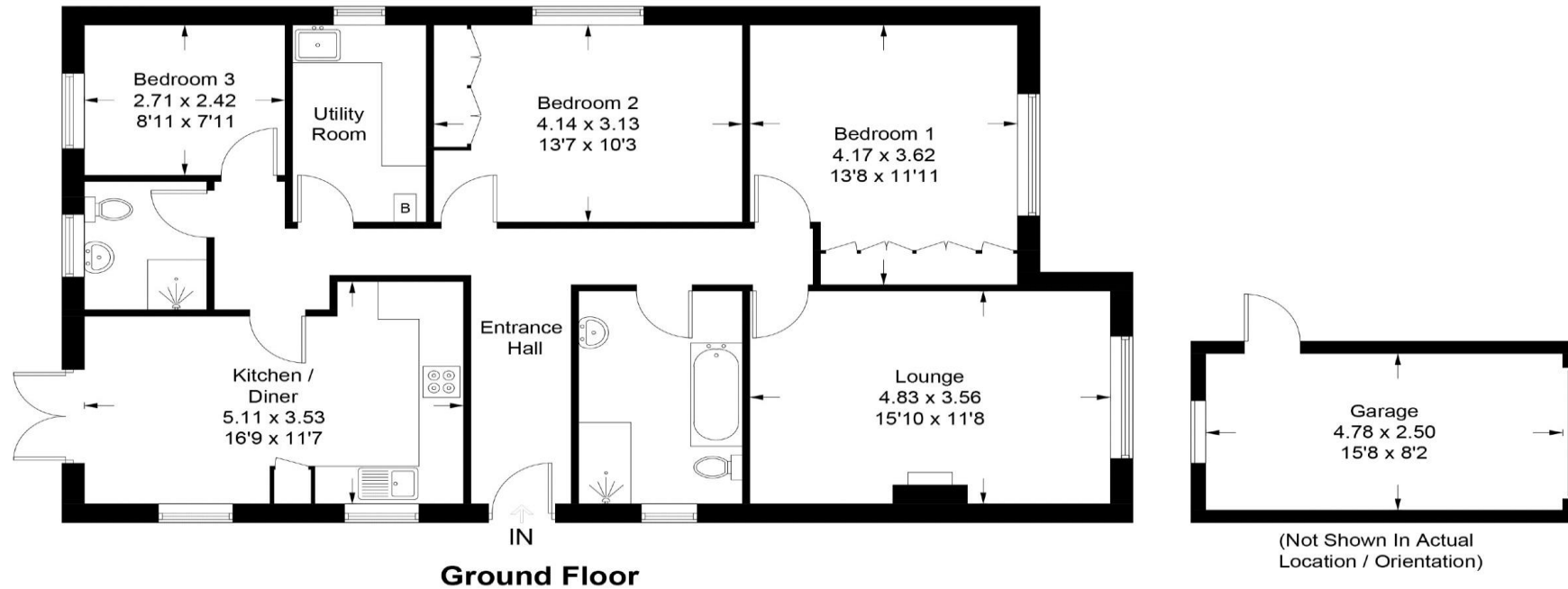


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Approximate Gross Internal Area = 100.6 sq m / 1083

Garage = 12.0 sq m / 129 sq ft

Total = 112.6 sq m / 1212 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DISCLAIMER

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