



Swallow Avenue,
Skellingthorpe



Offers over £325,000

- Detached Bungalow
- Four Bedrooms
- Modern Throughout
- Popular Location
- 17ft Lounge
- Four Piece Bathroom & En-Suite
- Freehold
- EPC rating D



SPACIOUS DETACHED BUNGALOW located in the highly sought after village of Skellingthorpe. Perfectly positioned within walking distance of the local School, Shops and Pubs and benefiting with excellent road links to the A46. The accommodation on offer consists of Entrance Hall, Lounge, Kitchen, Dining Room, Four Bedrooms with En-suite to main and Four Piece Family Bathroom. Outside the property there is a block paved and gravel driveway leading to integral garage which is currently used by the owners for storage. To the rear of the property there is an enclosed lawned garden, patio area and Cabin currently being used as a home office. The property also benefits from Gas Central Heating and uPVC Double Glazing

Entrance Hall

External door to side aspect, storage cupboard and radiator.

Lounge

5.17m x 3.47m (17'0" x 11'5")

Window to front aspect, feature fireplace and radiator.

Kitchen

5.4m x 2.95m (17'8" x 9'8")

Window and external door to rear aspect and fitted with a range of wall and base units with worktops over, electric oven, four burner gas hob with extractor over, sink with drainer, space and plumbing for washing machine and dishwasher and space for American style fridge freezer and radiator.



Dining Room

5.4m x 2.53m (17'8" x 8'4")

Windows to side and rear aspect and radiator.

Main Bedroom

4.37m x 3.33m (14'4" x 10'11")

Window to front aspect, dressing area and radiator.

Ensuite

2.1m x 1.4m (6'11" x 4'7")

Fitted with low level WC, wash hand basin, shower and radiator.

Bedroom Two

3.16m x 2.75m (10'5" x 9'0")

Window to rear aspect and radiator.

Bedroom Three

2.84m x 2.27m (9'4" x 7'5")

Patio doors to rear aspect and radiator.

Bedroom Four

3.15m x 2.1m (10'4" x 6'11")

Window to rear aspect and radiator.

Bathroom

3.22m x 2.47m (10'7" x 8'1")

Window to rear aspect and fitted with feature bath, shower cubicle, low level WC, wash hand basin and radiator.

Garage

Up and over door, power and lighting.

Outside Front

Spacious block paved driveway with gravel area.

Outside Rear

Enclosed lawned garden with patio area and cabin.

Cabin

Windows and external doors to side aspect, power and lighting.

Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan

GROUND FLOOR
1254 sq.ft. (116.5 sq.m.) approx.



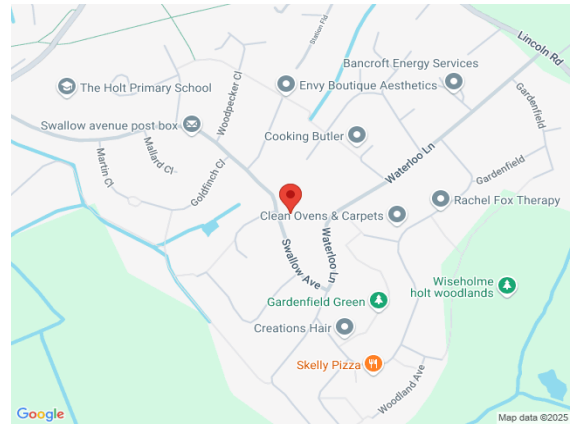
89 SWALLOW AVENUE, SKELLINGTHORPE

TOTAL FLOOR AREA : 1254 sq.ft. (116.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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