



Denefield, Skellingthorpe

 5  2  1

Freehold

£440,000

5 2 1

Key Features

- Detached House
- Five Bedrooms
- Popular Village Location
- Double Garage & Ample Parking
- Utility & WC
- Family Bathroom & En-Suite
- EPC rating C





Well presented and spacious FIVE BEDROOM Detached House located in the highly sought after village of Skellingthorpe. The accommodation comprises Entrance Hall, 23ft Lounge, Kitchen Diner, Utility Room and WC to the ground floor. To the first floor, there are FIVE Bedrooms with En-suite to Master and Family Bathroom. Outside the property to the front, there is a driveway with room for up to four cars, leading to an integral Double Garage and lawned garden.



The property further benefits from Gas Central Heating and uPVC Double Glazing. Perfectly positioned within walking distance of the local School, Shops, Doctors and excellent road links to the A46.

Entrance Hall

Door to front aspect, staircase to the first floor, understairs storage cupboard, wood effect laminate flooring and radiator.

Cloak Room

Fitted with a low level WC, wash hand basin in a vanity style unit, tiled flooring, part tiled walls and radiator.

Lounge

23'0" x 12'1" (7m x 3.7m)

Bay window to front aspect and sliding patio doors to the rear garden. Gas fire set within a feature fireplace and two radiators.



Dining Kitchen

19'7" x 14'4" (6m x 4.4m)

Window to the rear aspect and sliding patio door to the garden. Fitted with a range of wall and base units with work

surfaces over, stainless steel 1 and a half bowl sink with side drainer and mixer tap over. Spaces for Range cooker and fridge. Breakfast bar, tiled flooring, tiled splashbacks and radiator.

Utility Room

Door to rear garden. Fitted with a range of wall and base units with work surfaces over, stainless steel sink drainer unit. Spaces for washing machine and tumble dryer. Wall mounted gas fired central heating boiler, tiled flooring and tiled splashbacks.

Landing

Window to the front aspect and airing cupboard.

Bedroom One

12'9" x 11'0" (3.9m x 3.4m)

Bay window to the front aspect. Fitted with a range of bedroom furniture including wardrobes, drawers and dressing table and radiator.

Ensuite

Window to the rear aspect. Fitted with a three piece suite comprising shower cubicle, low level WC and wash hand basin with vanity style unit, part tiled walls, tiled flooring and towel radiator.

Bedroom Two

15'3" x 12'0" (4.6m x 3.7m)

Window to the front aspect. Fitted with a range of bedroom furniture including wardrobes, drawers and dressing table and radiator.

Bedroom Three

9'10" x 9'10" (3m x 3m)

Window to the rear aspect, fitted wardrobes and radiator.

Bedroom Four

9'10" x 9'1" (3m x 2.8m)

Window to the rear aspect and radiator.

Bedroom Five

9'10" x 7'5" (3m x 2.3m)

Window to the rear aspect and radiator.

Bathroom

Window to side aspect. Fitted with a three piece suite comprising panelled p-shaped bath with shower over and glass shower screen, low level WC and wash hand basin with a vanity style unit. Part tiled walls, tiled flooring and chrome towel radiator.

Outside

To the front of the property there is a lawned garden and a driveway providing off street parking for multiple vehicles and giving access to the double garage.

To the rear of the property there is an extensive rear garden, with the main formal garden laid mainly to lawn with a patio seating area, mature shrubs and flowerbeds. There is an additional landscaped garden to the side laid to gravel with a shed.

Double Garage

The garage has an up and over door to the front, light and power.

Agents Note

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Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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