



Poachers Brook, Skellingthorpe



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£215,000

- Semi-Detached House
- Three Bedrooms & Bathroom
- Lounge & Conservatory
- Garden, Garage & Driveway
- 17ft Dining Kitchen
- Excellent Road Links
- Freehold
- EPC rating D



Well presented THREE BEDROOM Semi-Detached House located in the popular village of Skellingthorpe. With excellent road links to Lincoln and Gainsborough.

The property comprises Entrance Hall, Lounge, Kitchen Diner and Conservatory to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Outside the property to the front there is a gravel driveway leading to a detached single garage and lawned garden. To the rear of the property there is an enclosed lawned garden with patio area.

The property also benefits from Gas Central Heating, uPVC Double Glazing and being within walking distance of the village School, Shops and Post Office.

Entrance Hall

External door to front aspect and stairs to first floor.

Lounge

4.47m x 4.19m (14'8" x 13'8")

Bay window to front aspect and radiator.



Kitchen Diner

2.92m x 5.33m (9'7" x 17'6")

Window to rear aspect and patio doors leading to conservatory. Fitted with a range of wall and base units with worktops over, one and a half sink with drainer, single electric oven, four burner gas hob with extractor over, space and plumbing for washing machine, space for fridge freezer, understairs cupboard and radiator.

Conservatory

3m x 2.79m (9'10" x 9'2")

Windows to all aspects and patio doors to rear aspect. Radiator.

Landing

Access to roof space and airing cupboard

Bedroom One

3.63m x 3.3m (11'11" x 10'10")

Window to front aspect and radiator.

Bedroom Two

3.05m x 2.57m (10'0" x 8'5")

Window to rear aspect and radiator.

Bedroom Three

2.49m x 2.11m (8'2" x 6'11")

Window to rear aspect and radiator.

Bathroom

2.54m x 1.88m (8'4" x 6'2")

Window to front aspect and fitted with panel bath with shower over, wash hand basin, low level WC, extractor and radiator.



Outside

To the front of the property there is a gravel driveway leading to a detached single garage and lawned garden. To the rear of the property there is an enclosed lawned garden with patio area.

Garage

5.5m x 2.6m (18'0" x 8'5")

Up and over door with 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

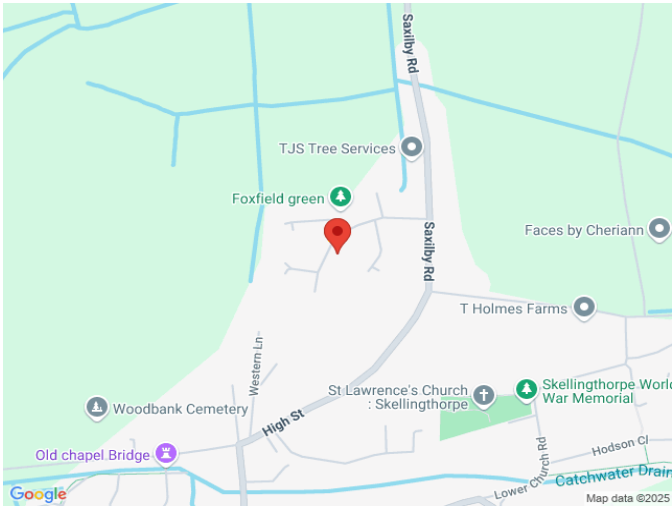


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TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other features are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		