



27 Poachers Brook

Skellingthorpe, Lincoln, LN6 5AS



Book a Viewing!

£205,000

Situated in a tucked away position within the highly sought after village of Skellingthorpe, this well presented three bedroom semi detached home offers spacious and versatile accommodation, ideal for a first-time buyer or growing family. The accommodation briefly comprises an Entrance Hall, comfortable Lounge, separate Dining Room, fitted Kitchen and a First Floor Landing leading to three well proportioned Bedrooms and a Shower Room. Occupying a deceptively generous plot, the property benefits from attractive lawned gardens to both the front and rear, providing excellent outdoor space for families and entertaining. Conveniently located close to local amenities, schooling and transport links into the Cathedral City of Lincoln, this fantastic home must be viewed to fully appreciate the accommodation and plot on offer.





LOCATION

The property is located in the medium sized village of Skellingthorpe which lies approximately 4 miles West of the Historic Cathedral and University City of Lincoln. The village itself offers a wide range of local amenities including shops, public houses and primary schooling. There is good access to Lincoln City Centre via the A46 Bypass.

ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, double glazed window to the front aspect and radiator.

LOUNGE

14' 1" x 11' 8" (4.31m x 3.57m) With double bay window to the front aspect, gas fire in a decorative fireplace, air conditioning and radiator.

DINING ROOM

8' 10" x 8' 9" (2.70m x 2.68m) With double glazed patio door to the conservatory, under stairs storage cupboard and radiator.



KITCHEN

8' 9" x 8' 2" (2.69m x 2.50m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine, cooker and fridge freezer, tiled flooring and splashbacks, wall mounted gas fired central heating boiler, double glazed window to the rear aspect and door to the rear garden.

FIRST FLOOR LANDING

With airing cupboard.

BEDROOM 1

11' 1" x 8' 10" (3.39m x 2.71m) With double glazed window to the front aspect, air conditioning unit and radiator.



BEDROOM 2

9' 6" x 8' 10" (2.92m x 2.71m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

8' 2" x 6' 3" (2.50m x 1.92m) With double glazed window to the rear aspect and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled walls and flooring, chrome towel radiator and double glazed window to the front aspect.

OUTSIDE

To the front of the property there is a lawned garden and a driveway providing ample off street parking for multiple vehicles. To the rear of the property there is a generous enclosed rear garden laid mainly to lawn with patio seating area.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





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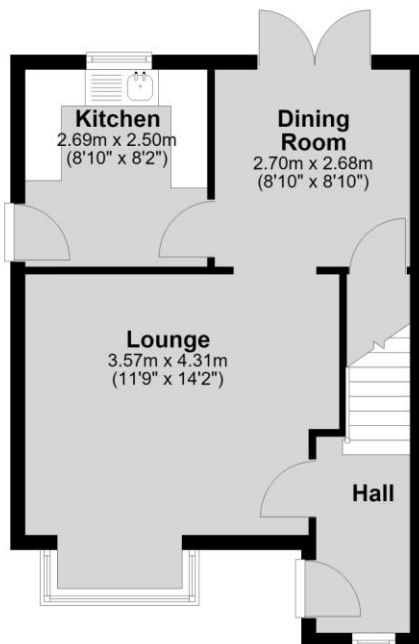
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1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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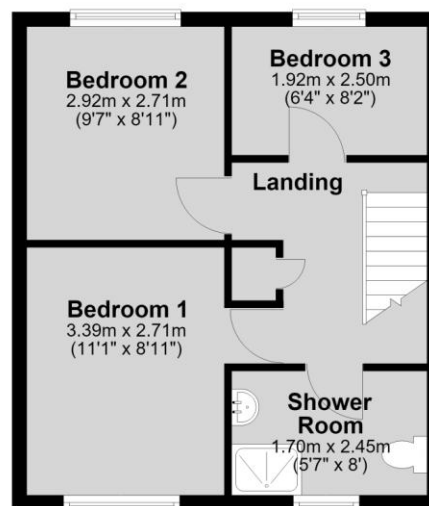
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Ground Floor
Approx. 36.0 sq. metres (387.0 sq. feet)



First Floor
Approx. 34.9 sq. metres (375.5 sq. feet)



Total area: approx. 70.8 sq. metres (762.5 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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