



**41a High Street, Skellingthorpe,
Lincoln, LN6 5TS**



Book a Viewing!

£450,000

Situated in a fantastic non estate position within the highly sought after village of Skellingthorpe, this modern detached family home offers spacious, high specification accommodation throughout. The property welcomes you with an inviting entrance hall leading to a cloakroom/WC, a comfortable lounge and a stylish open plan living kitchen diner, fitted with integrated appliances. The ground floor is further enhanced by a complementary utility room and a versatile study/playroom. To the first floor, the landing provides access to four well-appointed bedrooms, including a generous principal bedroom with a contemporary en-suite and a modern family bathroom. Externally, a block paved driveway offers ample off street parking. To the rear there is a fully enclosed garden featuring a brick built outbuilding, ideal for storage or additional use. Viewing of this individual family home is highly recommended to fully appreciate the location, space and quality on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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 under stairs storage cupboard, parquet flooring with underfloor heating and spotlights.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, double glazed window to the side aspect, parquet flooring with underfloor heating and spotlights.

LOUNGE

16' 9" x 10' 11" (5.11m x 3.33m) With double glazed bay window to the front aspect, feature electric fire, parquet flooring with underfloor heating and spotlights.



STUDY/PLAYROOM

8' 5" x 8' 0" (2.58m x 2.46m) With double glazed window to the front aspect, underfloor heating and spotlights.

OPEN PLAN LIVING KITCHEN DINER

23' 2" x 17' 4" (7.08m x 5.30m) Fitted with a high specification range of wall and base units with work surfaces over, twin Belfast sinks with mixer tap over, twin eye level electric ovens, five ring induction hob, integrated dishwasher, microwave, coffee machine and two fridge freezers, central island with breakfast bar, double glazed window to the side aspect, double glazed bi-fold doors to the rear garden, parquet flooring with underfloor heating and spotlights



UTILITY ROOM

Fitted with a range of wall and base units to complement the kitchen with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, door to the rear garden, parquet flooring with underfloor heating and spotlights.

FIRST FLOOR LANDING

With Velux window, radiator and spotlights.

BEDROOM 1

16' 7" x 13' 1" (5.07m x 4.00m) With fitted wardrobes, double glazed windows to the front and rear aspects, two radiators and spotlights.

EN-SUITE SHOWER ROOM

8' 5" x 6' 1" (2.59m x 1.87m) Fitted with a stylish three piece suite comprising of walk-in shower cubicle, close coupled WC and wall hung wash hand basin, Velux window, tiled flooring and splashbacks, towel radiator and spotlights.





BEDROOM 2

12' 7" x 10' 4" (3.86m x 3.17m) With double glazed window to the rear aspect, radiator and spotlights.

BEDROOM 3

16' 8" x 10' 11" (5.09m x 3.35m) With fitted wardrobes, double glazed window to the front aspect, radiator and spotlights.

BEDROOM 4

8' 11" x 6' 4" (2.74m x 1.94m) With Velux window, radiator and spotlights.

BATHROOM

7' 3" x 6' 4" (2.21m x 1.94m) Fitted with a stylish three piece suite comprising of panelled bath with shower over and glass screen, close coupled WC and wash hand basin in a vanity unit, Velux window, tiled splashbacks, towel radiator and spotlights.

OUTSIDE

To The front of the property there is an extensive block paved driveway providing off street parking for multiple vehicles. To the rear of the property there is an enclosed garden laid mainly to lawn with decked seating area, flowerbeds and brick built outbuilding.



WEB SITE

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

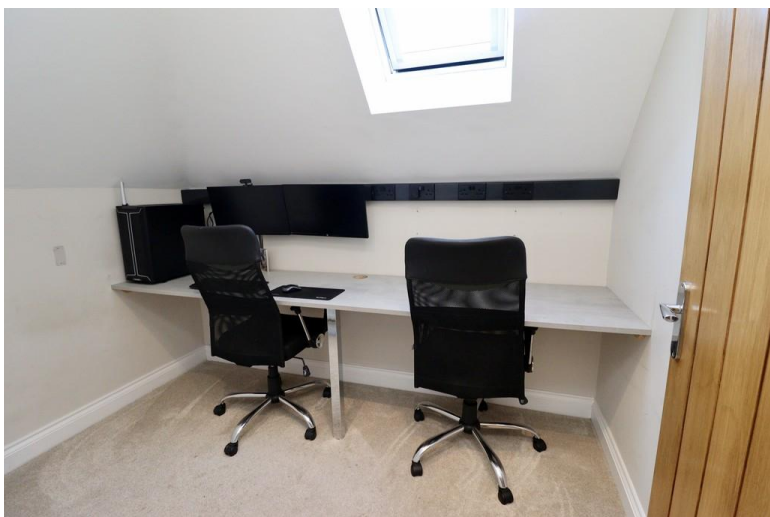
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

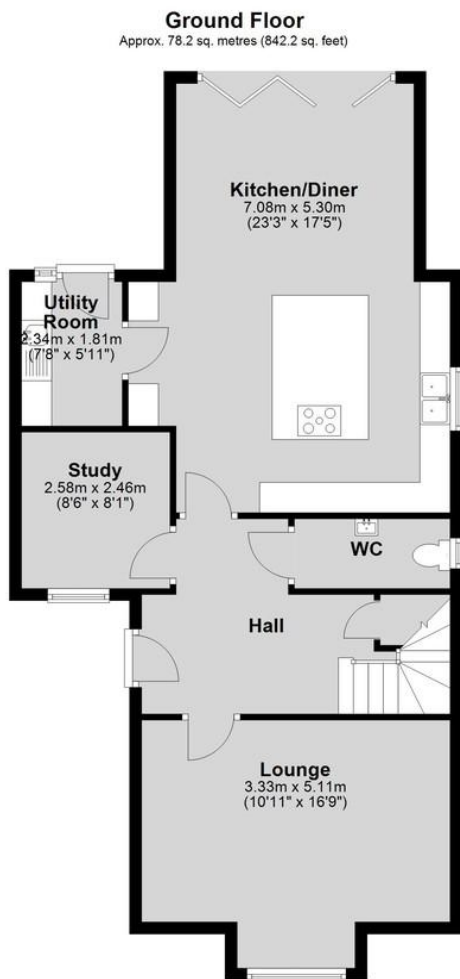
GENERAL

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Total area: approx. 154.8 sq. metres (1666.5 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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