



## 83 Skellingthorpe Road

Lincoln, LN6 7QT



Book a Viewing!

**£197,500**

A spacious Three Bedroom Semi Detached Home, offered with no onward chain and set within a popular location close to Lincoln City Centre and a wide range of local amenities. The property benefits from off-road parking, a generous rear garden and a practical layout throughout. The internal accommodation comprises of an Entrance Hallway, Lounge, Kitchen/Diner, Sunroom, First Floor Landing, three Bedrooms and Bathroom.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – B.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.



## ACCOMMODATION

### ENTRANCE HALL

With laminate flooring, UPVC double glazed frosted entrance door, side windows, radiator, staircase to first floor landing with access to both the lounge and kitchen/diner.

### LOUNGE

13' 10" x 12' 2" (4.22m x 3.71m) With original wooden flooring, feature fireplace with electric fire, UPVC double glazed bay window to the front aspect and two radiators.

### KITCHEN/DINER

7' 8" x 18' 1" (2.34m x 5.51m) With UPVC double glazed window to the rear aspect, lino flooring, fitted with a range of cupboards and worktops, electric oven with gas hob and extractor over, stainless-steel sink with drainer and mixer tap, radiator and under-stairs storage cupboard with UPVC side window.

### SUN ROOM

12' 4" x 8' 11" (3.76m x 2.72m) A flexible additional living space with laminate flooring, UPVC windows to the side and rear aspects and UPVC door leading directly to the rear garden.

### FIRST FLOOR LANDING

With UPVC double glazed window to the side aspect, access to three bedrooms and bathroom. The space also benefits from loft access and a radiator.

### BEDROOM 1

11' 4" x 11' 10" (3.45m x 3.61m) A rear facing double bedroom with built-in wardrobe storage housing the wall-mounted combi boiler, UPVC double glazed window and radiator complete the space.

### BEDROOM 2

10' 10" x 10' (3.3m x 3.05m) Front facing double bedroom with UPVC double glazed window and radiator.

### BEDROOM 3

8' 1" x 8' (2.46m x 2.44m) Front facing bedroom with UPVC double glazed window and radiator.

### BATHROOM

Three piece suite comprising of bath with mains shower over, pedestal sink, WC, UPVC frosted window to the rear aspect, extractor, radiator, tiled wall splashbacks and lino flooring.

### OUTSIDE

The rear garden is mainly laid to lawn with patio area. A range of garden sheds, carport with space for a vehicle, gated and secure side access and off-road parking for multiple vehicles.





**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & 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.

CVH, J Walter and Callum Lyman 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.

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

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.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**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.

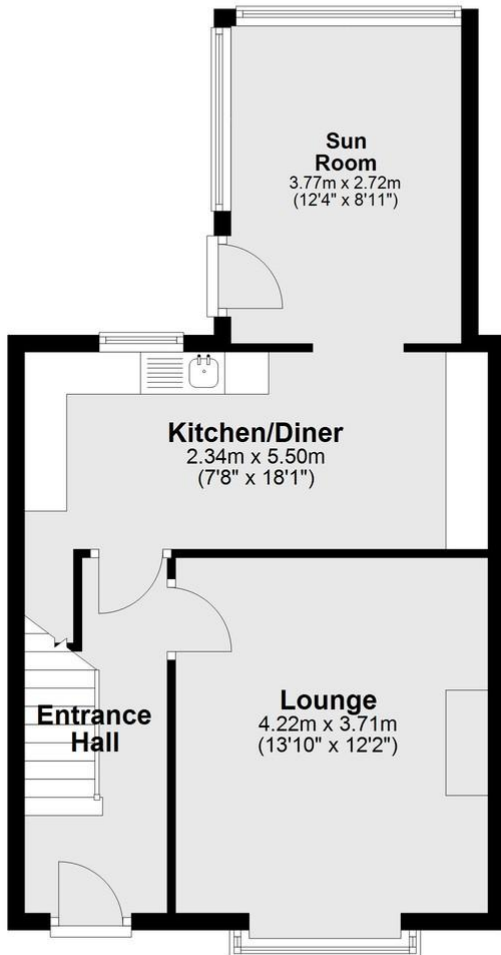
**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

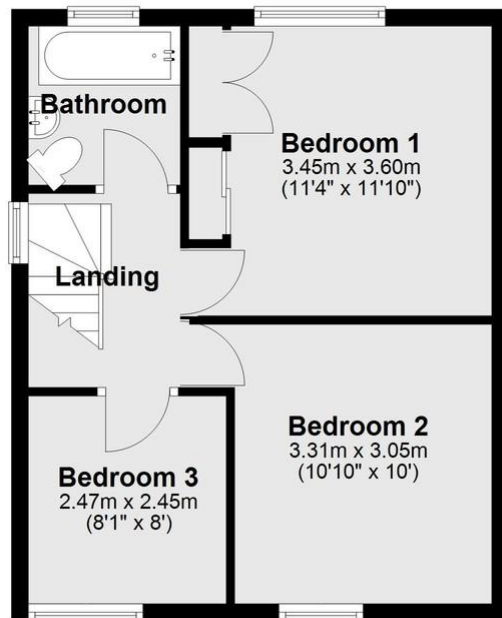
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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**Ground Floor**



**First Floor**



Total area: approx. 85.4 sq. metres (919.2 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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

