



- No Onward Chain
- Detached Bungalow
- Three Bedrooms
- Double Garage To The Rear

- Non Overlooked Garden
- Large Driveway With Gated Access To The Rear
- Excellent Amenities Within Walking Distance

Gardenfield, Skellingthorpe, LN6 5SZ
£255,000





Offered for sale with NO ONWARD CHAIN, Starkey&Brown are delighted to offer for sale this well-presented three-bedroom detached bungalow, situated within the popular village of Skellingthorpe, just three miles west of Lincoln city centre. The property offers generous accommodation throughout, including a spacious lounge diner, a fitted kitchen with a range cooker and three bedrooms, complemented by a three-piece bathroom suite. Externally, the property boasts extensive driveway parking to the front, a private and non-overlooked rear garden and a double garage measuring 16'7" x 16'1". Further benefits include recently updated radiators throughout, updated security provisions including CCTV cameras, and secure gated access to the rear garden and garage. The property is ideally positioned for access to the wealth of amenities available within Skellingthorpe, including a Co-op food store, independent off-licence over the road, pharmacy, medical practice, public houses and primary schooling. The village also benefits from regular bus services and convenient road links into Lincoln city centre, where a wider range of shopping, leisure and recreational facilities can be found. Combining generous outdoor space, excellent parking provision and a convenient village location, this property is well suited to a variety of buyers seeking single-storey living. Council tax band: B. Freehold.



Entrance Hall

Having a uPVC front entrance door, access to all accommodation and a storage cupboard housing the gas combination boiler. There is also loft access, with the loft being insulated.

Lounge Diner

16' 11" x 11' 5" (5.15m x 3.48m)

A generously proportioned reception room featuring uPVC double-glazed windows to the front and side aspects, together with two radiators.

Kitchen

11' 0" x 9' 11" (3.35m x 3.02m)

Fitted with a range of eye and base-level units complemented by work surfaces, with space and plumbing for appliances. The kitchen also features a range cooker with an extractor hood over, two uPVC double-glazed windows, and a uPVC door providing access to the rear garden.

Bedroom 1

11' 0" x 9' 7" (3.35m x 2.92m)

Featuring uPVC double-glazed windows to the front aspect, a single radiator and a coved ceiling.

Bedroom 2

8' 11" x 8' 4" (2.72m x 2.54m)

Featuring uPVC double-glazed windows to the rear aspect, a single radiator and coved ceiling.

Bedroom 3

5' 10" x 10' 5" (1.78m x 3.17m)

Featuring uPVC double-glazed windows to the side aspect and a single radiator, wardrobe to remain.

Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

Fitted with a three-piece suite comprising a bathtub with shower over, low-level WC, and pedestal wash hand basin. Further features include a heated towel rail, extractor unit, and an obscure-glazed uPVC double-glazed window to the rear aspect.

Outside Rear

The property enjoys a private, non-overlooked rear garden, featuring a patio seating area and lawned garden, enclosed by fenced boundaries. There is gated access from the front driveway, providing a secure route through to the rear of the property. The garden also benefits from a paved parking area and access to the double garage.

Front Garden & Driveway

To the front, the property benefits from a lawned garden enclosed by a dwarf wall, alongside extensive driveway parking providing space for multiple vehicles. The driveway also offers gated access through to the rear garden and garage.

Double Garage

16' 7" x 16' 1" (5.05m x 4.90m)

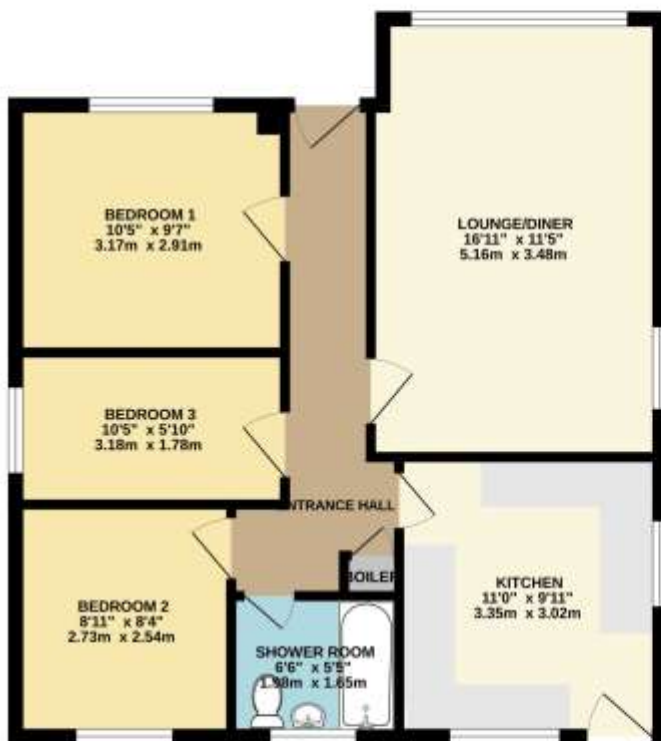
A double garage featuring two manual up-and-over doors and lighting, providing useful additional storage or vehicle accommodation.





GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.

GARAGE
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.

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.
Made with Metropix ©2025

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE