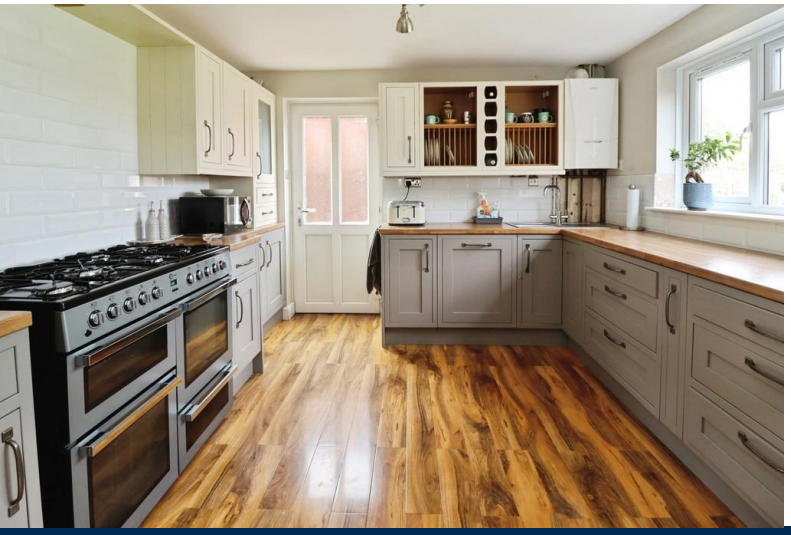
57A High Street, Skellingthorpe,

Lincoln, LN6 5TS

Book a Viewing!

Offers in the region of £375,000

A spacious and extended Detached Family Home, ideally situated in the heart of the highly sought after village of Skellingthorpe. Beautifully updated by the current owner, the property offers generous and versatile living accommodation throughout, perfectly suited to modern family life. The well appointed accommodation briefly comprises of a welcoming and spacious Entrance Hall, Cloakroom/WC, comfortable Lounge, separate Dining Room, bright Garden Room, fitted Kitchen, First Floor Landing, Four well proportioned Double Bedrooms, and a stylish four piece Family Bathroom. Occupying a generous plot, the property benefits from an expansive block paved driveway providing ample off street parking, an integral single garage, and a private, enclosed rear garden ideal for outdoor entertaining and family enjoyment. Conveniently located within easy walking distance of the village centre, Skellingthorpe offers an excellent range of local amenities including a village shop, post office, public house and other everyday conveniences. The property also falls within the catchment area for the village's highly regarded primary school, making it an ideal choice for growing families.



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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
A spacious and welcoming entrance hall with staircase to the first floor, under stairs storage cupboard, spotlights and radiator.

CLOAKROOM/WC
9' 8" x 4' 5" (2.96m x 1.37m) With close coupled WC, wash hand basin in a vanity style unit, chrome towel radiator, laminate flooring, spotlights and skylight.

LOUNGE
14' 11" x 11' 5" (4.55m x 3.50m) With double glazed window to the front aspect, electric fire set within a decorative fire surround and radiator.

DINING ROOM
10' 9" x 9' 0" (3.30m x 2.75m) With spotlights, laminate flooring and two stylish tall radiators.

GARDEN ROOM
14' 7" x 9' 6" (4.46m x 2.92m) With double glazed window to the rear aspect, double glazed sliding patio doors to the garden, spotlights, laminate flooring and two stylish tall radiators.

KITCHEN
10' 9" x 10' 9" (3.30m x 3.29m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, integrated dishwasher and tall fridge, space for Range cooker, laminate flooring, tiled splashbacks, double glazed window to the rear aspect and door to the side.

FIRST FLOOR LANDING
With double glazed window to the side aspect.

BEDROOM 1
14' 11" x 10' 5" (4.56m x 3.19m) With double glazed window to the front aspect and radiator.

BEDROOM 2
11' 0" x 9' 11" (3.36m x 3.04m) With double glazed window to the rear aspect and radiator.

BEDROOM 3
10' 11" x 9' 11" (3.34m x 3.04m) With double glazed window to the rear aspect and radiator.

BEDROOM 4
9' 5" x 8' 9" (2.88m x 2.69m) With double glazed window to the front aspect and radiator.

BATHROOM
11' 11" x 6' 5" (3.65m x 1.96m) Fitted with a stylish four piece suite comprising of a panelled bath, shower cubicle, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, tiled splashbacks, spotlights and double glazed window to the side aspect.

OUTSIDE
To the front of the property there is a generous block paved driveway providing off street parking for multiple vehicles and access to the single garage. The integral single garage has an up-and-over door to the front, side personnel door, light and power. To the rear there is a generous enclosed garden laid mainly to lawn with patio seating area, mature shrubs and flowerbeds.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

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

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
https://www.mundys.net/referrals/

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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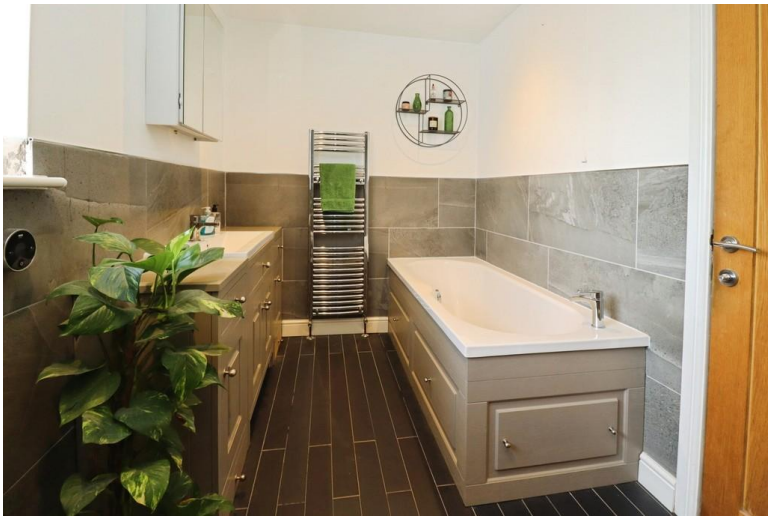

Total area: approx. 129.8 sq. metres (1397.5 sq. feet)

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

The Property Ombudsman

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