



5 Highgate

Skellingthorpe, LN6 5AF



Book a Viewing!

£305,000

Immaculate Three Bedroom Detached Family Home located on the exclusive Taylor Lindsey Manor Park development. The property offers stylish and well planned accommodation throughout, enhanced by upgraded external works including an improved patio and driveway. Having only been occupied for a matter of weeks since completion, the property presents very much as a nearly new home. The accommodation comprises of an Entrance Hall, Lounge, Kitchen/Diner, Utility Room, WC, Three Bedrooms, En-suite Shower Room, Family Bathroom, attached garage and gardens to the front and the rear.





LOCATION

Highgate forms part of the sought-after Manor Park development in Skellingthorpe, an attractive village located approximately four miles west of Lincoln. Combining village charm with excellent day-to-day convenience, Skellingthorpe continues to be one of the area's most desirable locations for families and professionals alike.

The village is well served by local amenities, including a Co-op, pharmacy, community facilities, local pubs and two well-regarded primary schools, while secondary schooling within Lincoln is easily accessible. For those who enjoy the outdoors, Skellingthorpe Old Wood, Monson Playing Field and a range of countryside walks are all within easy reach. The development itself enjoys a convenient position for access into both Lincoln city centre and the A46 bypass, making it ideal for commuters. Lincoln's historic Cathedral Quarter, Bailgate, shopping facilities, restaurants and leisure amenities are all within easy reach, offering the perfect balance between village living and city convenience.

ACCOMMODATION

ENTRANCE HALL

With radiator, storage cupboard, staircase rising to the first floor landing and access to the lounge, kitchen/diner and ground floor WC.



CLOAKROOM/WC

Fitted with a WC and wash hand basin with vanity storage, tiled flooring, radiator and frosted UPVC window to the front aspect.

LOUNGE

16' 8" x 10' 10 max" (5.08m x 3.3m) With UPVC window to the front aspect, radiator and electric fire with mantel surround.

KITCHEN/DINER

20' 4 max" x 8' 10" (6.2m x 2.69m) Fitted with a comprehensive range of wall and base units, sink with mixer tap, eye-level double oven with integrated microwave and grill, induction hob with extractor over, integrated fridge, freezer and dishwasher, spotlights, tiled flooring, radiator and ample room for a family dining table, UPVC French doors and a further rear window provide direct access onto the rear patio.



UTILITY ROOM

6' 1" x 5' 9" (1.85m x 1.75m) Fitted with worktop space, storage units and a stainless steel sink, space and plumbing for a washing machine, tiled flooring, radiator, wall mounted gas boiler, frosted glazed door providing access to the rear garden and internal access to the garage.

FIRST FLOOR LANDING

Providing access to all three bedrooms, the family bathroom and loft space, built-in storage and a further airing cupboard housing the hot water cylinder.



BEDROOM 1

12' 1" x 10' 11 max" (3.68m x 3.33m) A front facing double bedroom with UPVC window, radiator and access to the en-suite shower room.

EN-SUITE SHOWER ROOM

A modern three piece suite comprising shower cubicle with mains shower, WC and wash hand basin with vanity storage, LVT flooring, spotlights, extractor, heated towel radiator and frosted UPVC window.

BEDROOM 2

10' 10 max" x 9' 10" (3.3m x 3m) A rear facing double bedroom with UPVC window and radiator.

BEDROOM 3

7' 7" x 6' 6" (2.31m x 1.98m) With UPVC window to the front aspect and radiator.



FAMILY BATHROOM

A contemporary three piece suite comprising bath, WC and wash hand basin with vanity storage, LVT flooring, radiator, spotlights, extractor and frosted UPVC window to the rear aspect.



OUTSIDE

To the front of the property there is a block paved driveway providing parking for two vehicles, complemented by a lawned frontage and paved pathway leading to the entrance and rear garden. The vendors have upgraded both the driveway and patio areas from the original specification. To the rear there is a secure enclosed garden with fenced boundaries, a paved patio ideal for outdoor seating and entertaining, outside tap and access into the property via both the kitchen/diner and utility room.

GARAGE

17' 5" x 8' 3" (5.31m x 2.51m) An attached single garage accessed via both the driveway and internally from the utility room. The garage benefits from a manual up-and-over door with lighting and power.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – C (North Kesteven District Council).

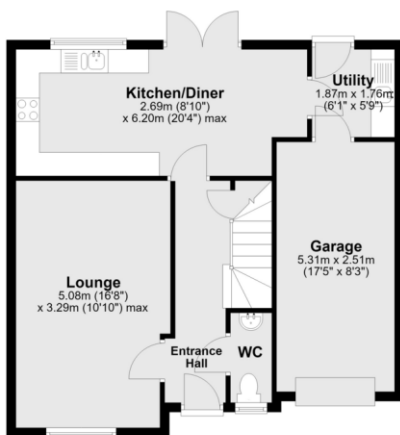
TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

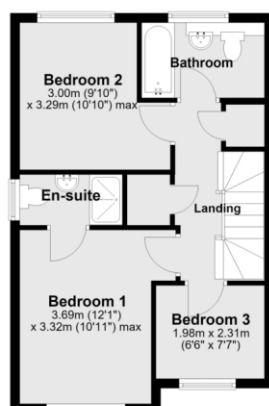
BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

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

Ground Floor
Approx. 53.6 sq. metres (576.9 sq. feet)



First Floor
Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 94.1 sq. metres (1012.7 sq. feet)

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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.

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