



25 Denefield, Skellingthorpe, Lincoln, LN6 5AX

Guide Price £565,000

taylor
ROSS





25 Denefield

Skellingthorpe, Lincoln, LN6 5AX

Spacious five-bed detached home in sought-after Skellingthorpe. Open-plan living, landscaped garden, sauna, EV charging, walk to village, schools and woods. Immaculate and ready to move in. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Five generous bedrooms, including an impressive principal suite with dressing area and en-suite
- Highly sought after location with local primary school and amenities
- Beautifully presented throughout
- 46ft kitchen / living / diner perfect for entertaining and family life
- Chris Sharp kitchen with integrated appliances
- EPC Rating - C
- Council Tax Band - E (North Kesteven District Council)

Entrance Hallway

Welcoming entrance hallway, with access to the ground floor WC, and a useful built-in storage cupboard.

Kitchen / Living / Dining Room

46' 2" x 22' 10" (14.08m x 6.96m)

The impressive open-plan kitchen, dining and living space is the heart of the home. Three sets of double patio doors open onto the decking, creating a seamless indoor-outdoor space, perfect for al fresco dining and entertaining.

The bespoke Chris Sharp kitchen features premium integrated appliances, including wine fridges and a hot plate, combining style with practicality.

Utility Room

5' 10" x 5' 9" (1.78m x 1.74m)

A well-appointed utility room featuring a sink and convenient access to the rear garden.

Games Room

16' 8" x 16' 2" (5.07m x 4.93m)

Whether you require a games room, home office, sixth bedroom, additional living space or a children's playroom, this bright and versatile room offers exceptional flexibility to suit your changing needs.

Snug

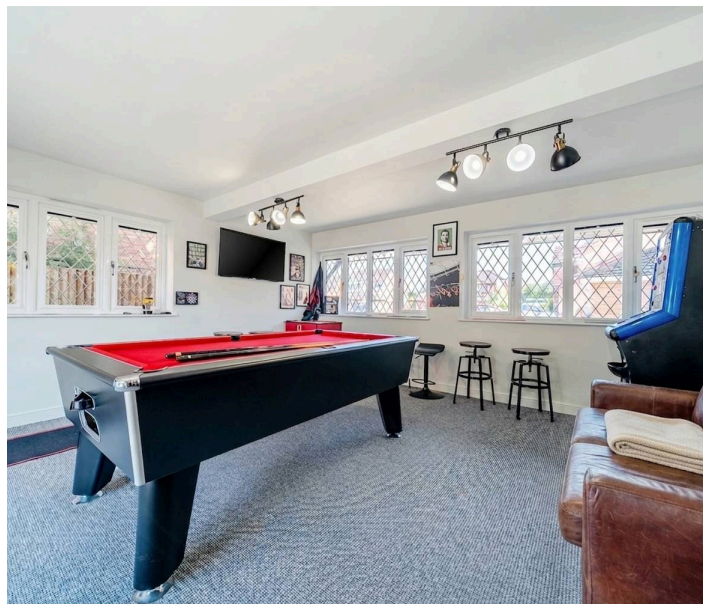
12' 5" x 7' 10" (3.78m x 2.38m)

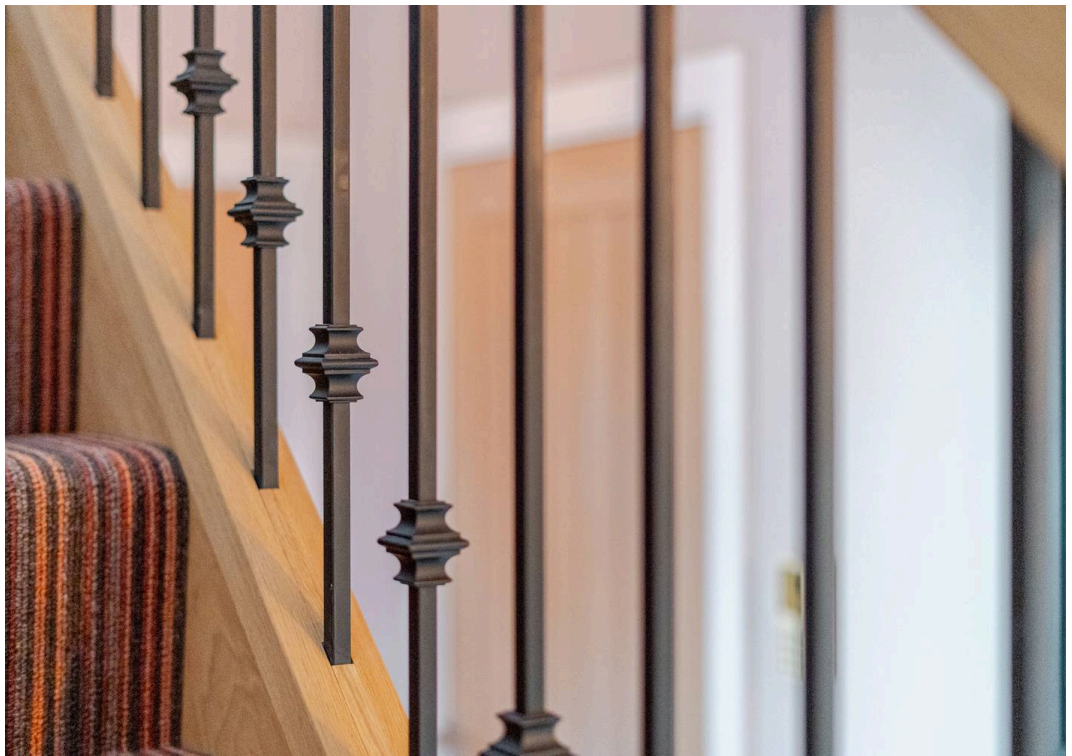
Cosy snug, currently used as a screening room, providing the perfect space for family movie nights or quiet relaxation.

WC

WC accessed from the hallway.

Landing







Bedroom One

16' 9" x 16' 2" (5.10m x 4.94m)

An impressive principal bedroom suite featuring multiple windows that flood the room with natural light. The suite is complemented by a private dressing room and a recently refurbished en-suite bathroom.

Bedroom One En-Suite

Recently updated en-suite with large shower, basin and toilet.

Bedroom One Dressing Room

Useful dressing room with a window, ideal for storage and dressing.

Bedroom Two

12' 0" x 10' 2" (3.66m x 3.11m)

Large double bedroom with views across the front garden.

Bedroom Three

12' 1" x 9' 11" (3.69m x 3.01m)

Large double bedroom with views across the rear garden.

Bedroom Four

12' 1" x 11' 1" (3.69m x 3.39m)

Large double bedroom with views across the rear garden.

Bedroom Five

9' 11" x 9' 5" (3.02m x 2.87m)

Large double bedroom with views across the rear garden.

Family Bathroom

Recently updated family bathroom, fitted with a bath and overhead shower, wash basin and WC.





GARDEN

Outside, the property enjoys a large rear garden laid principally to lawn. A decked terrace adjoins the kitchen, providing a natural setting for outdoor dining directly off the main living space. The garden also benefits from a timber sauna and an outside shower, a combination rarely found at this level of the market.

OFF STREET

5 Parking Spaces

To the front, a tarmacadam driveway provides off-street parking for several vehicles and includes a fitted EV charging point.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	79
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	73	77
England, Scotland & Wales		
	EU Directive 2002/91/EC	

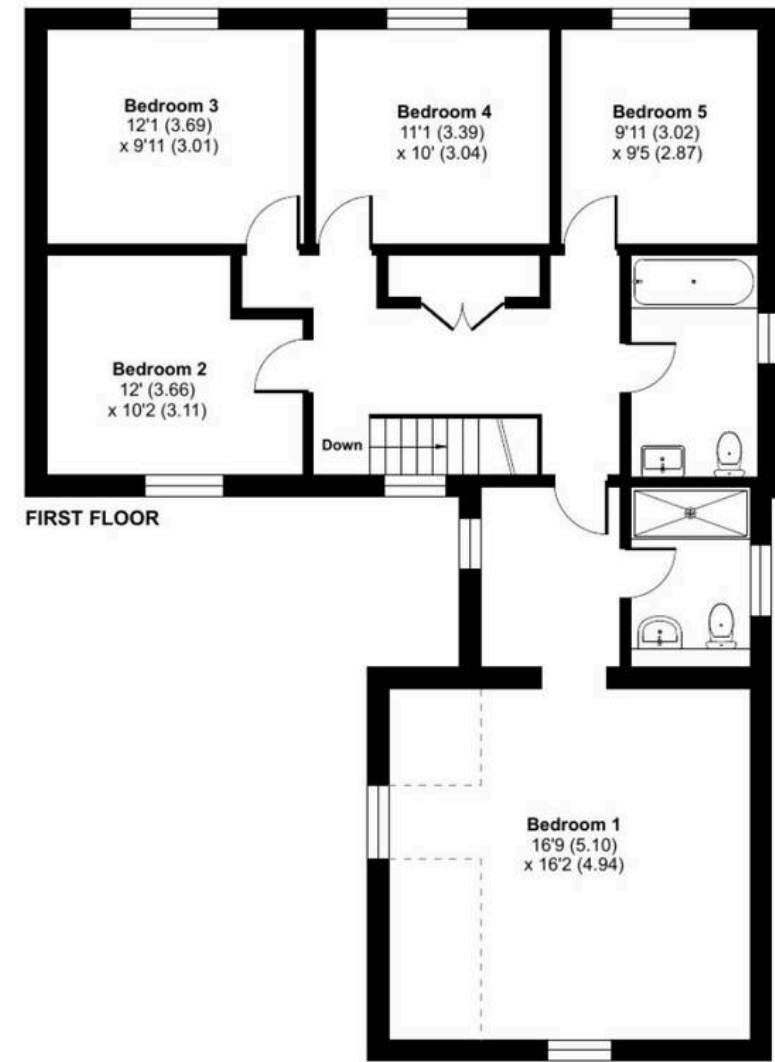
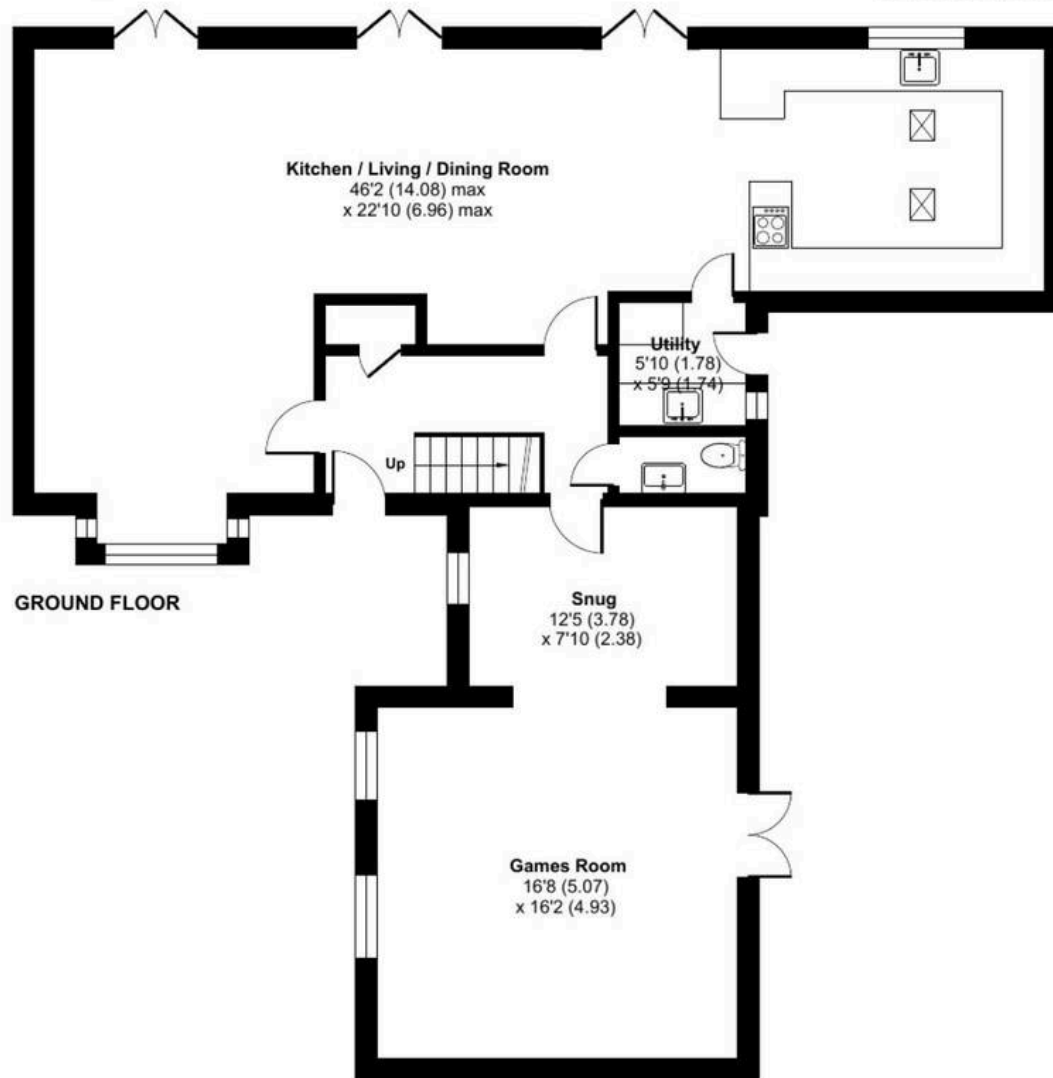
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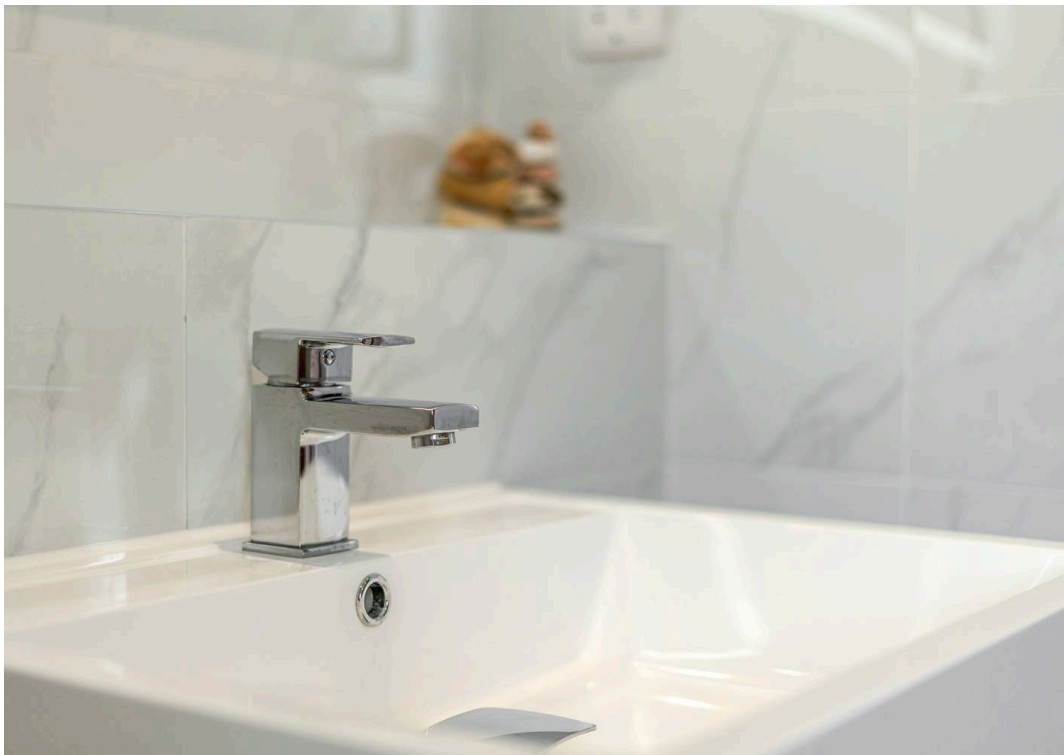
Approximate Area = 1962 sq ft / 182.2 sq m
Including Limited Use Area(s) = 54 sq ft / 5 sq m
Outbuilding = 269 sq ft / 24.9 sq m
Total = 2285 sq ft / 212.1 sq m

For identification only - Not to scale



Denotes restricted
head height







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