

53, Gardenfield

Skellingthorpe, Lincoln, LN6 5TA

BELL









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This very appealing detached bungalow offers well-presented and attractively appointed three-bedroom accommodation, extending to approximately 656 sq ft (61 sq m) GIFA. The property occupies very good-sized and attractively landscaped grounds of approximately 0.11 of an acre (sts), with a generous driveway providing ample parking for both family and visitors, together with a larger-than-average detached garage.

The bungalow enjoys a particularly pleasant position within this popular residential area of Skellingthorpe, backing directly onto Wiseholme Holt woodland, which is listed in the Nature Conservancy Council's Inventory of Ancient Woodland. This provides a wonderful landscape setting and direct access to delightful woodland walks, ideal for families and dog walkers.

ACCOMMODATION

Entrance Lobby
With composite obscure double-glazed panelled front entrance door, tiled floor and interior door with mock leaded-light styled double-glazed panel leading through to







Hallway
A good-sized hallway with built-in linen cupboard, adjoining boiler/broom cupboard housing the Viessmann Vito Ens 100 gas-fired central heating boiler, bookshelf, access to the roof space and doors leading to

Living Room
A pleasant front-facing room with large picture window overlooking the driveway and Gardenfield. The attractive fireplace features a multi-fuel stove with tiled back and surround, flagged hearth and timber mantle, together with coving and radiator.

Kitchen
Fitted with an attractive range of contemporary-style units and work surfaces, incorporating a one-and-a-half bowl sink with cupboard space beneath, together with room for a laundry appliance. The kitchen also includes a concealed dishwasher, fridge and freezer, Stoves oven/grill, four-ring gas hob and cooker hood, with additional cupboard and drawer storage.

The kitchen splash back is formed from easy-to-clean PVC wall panels, with an additional glass panel above the hob, a contemporary-style radiator, ceiling spotlights and a double-glazed composite rear entrance door providing access to the garden. The kitchen enjoys a delightful southerly outlook over the rear garden towards Wiseholme Holt woodland, creating a pleasant and light space for everyday use.

Bedroom 1
A good-sized bedroom with a pleasant outlook over the driveway and Gardenfield, featuring colonial shutters to the window, coving and radiator.

Bedroom 2
With a southerly outlook over the rear garden towards the detached garage, together with coving and radiator.

Bedroom 3
With an appealing southerly outlook over the rear garden, bookshelves, coving and radiator.







Bathroom
Well appointed with panelled bath and shower fitting, pedestal wash hand basin and low-level WC. There is a tiled floor, full-height wall tiling, coving, ladderback-style radiator/towel rail, inset ceiling spotlights and extractor vent.

Outside
The bungalow occupies a prominent position on Gardenfield and is approached via a gravel driveway, providing very good parking for visitors and family. A low brick wall runs along the road frontage, with mounts for double gates if required. The driveway continues down the side of the bungalow to the rear, giving access to the good-sized detached garage with fluorescent lighting and power points.

The property enjoys a good-sized family garden with a favourable southerly aspect, sheltered to the rear by mature woodland. There is a large formal lawn, a well-presented paved patio adjoining the bungalow and attractive flowerbeds and borders containing a variety of shrubs and flowering plants.

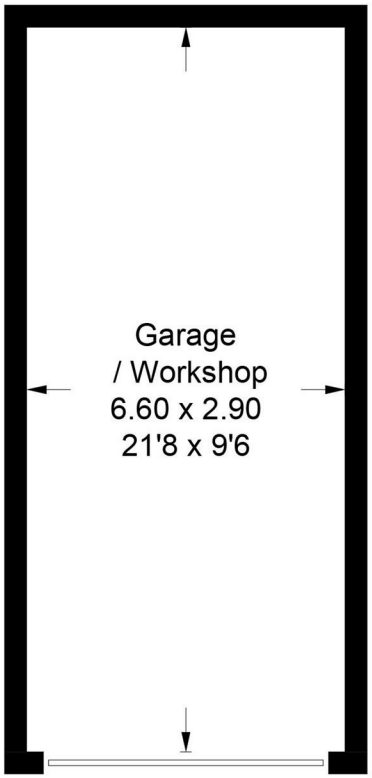
The Area
Skellingthorpe is a highly regarded and well-served village, conveniently situated on the western fringe of the historic Cathedral City of Lincoln. The village offers a good range of everyday amenities, including a Lincolnshire Co-op food store, Post Office, pharmacy, two primary schools, community centre, public houses and a variety of other local services.

The village also provides excellent opportunities for walking and cycling, with the former railway line now forming part of the National Cycle Network, together with access to Skellingthorpe Old Wood.

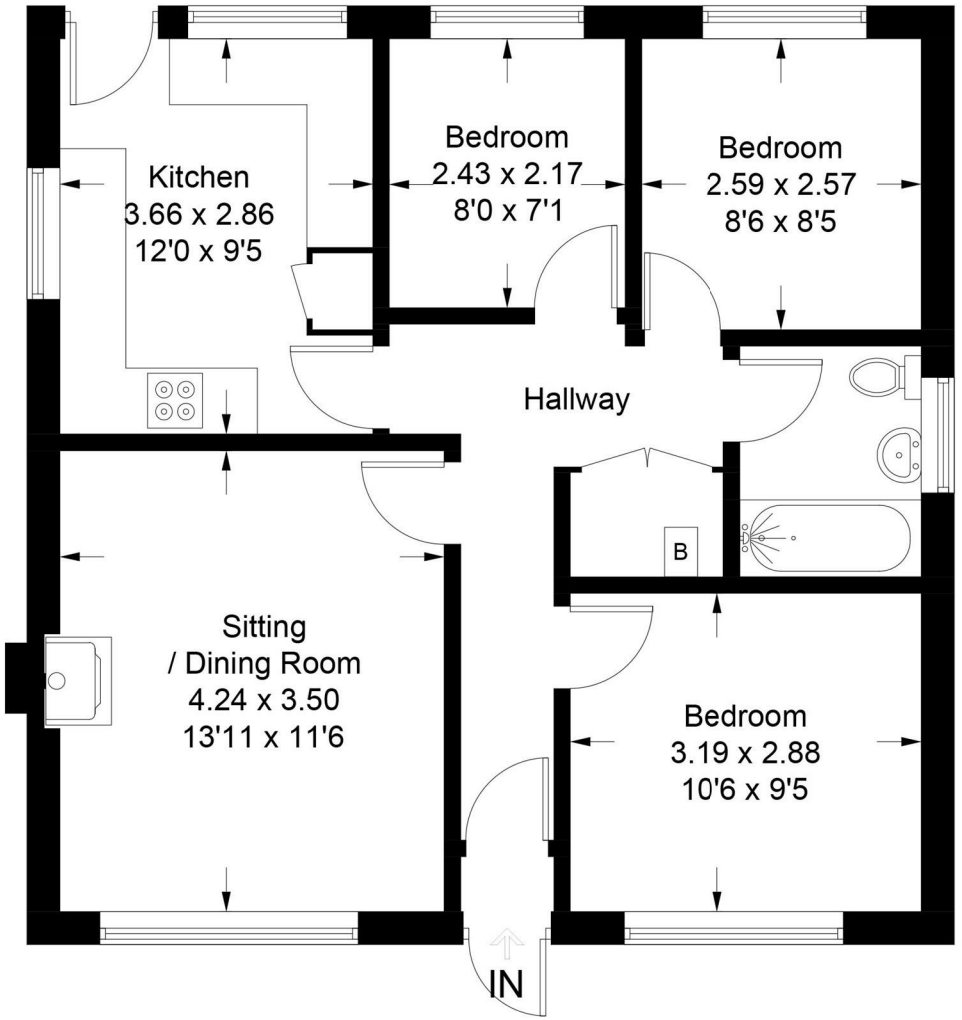
From Gardenfield, the A46 Lincoln Bypass and western suburbs of Lincoln are approximately 1 mile away, around 2–4 minutes by car. The A46 provides access southwest of the city towards the A1 and Newark, which benefits from a high-speed rail link to London King’s Cross.

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Approximate Gross Internal Area = 62.6 sq m / 674 sq ft
Garage / Workshop = 19.1 sq m / 205 sq ft
Total = 81.7 sq m / 879 sq ft



(Not Shown In Actual
Location / Orientation)



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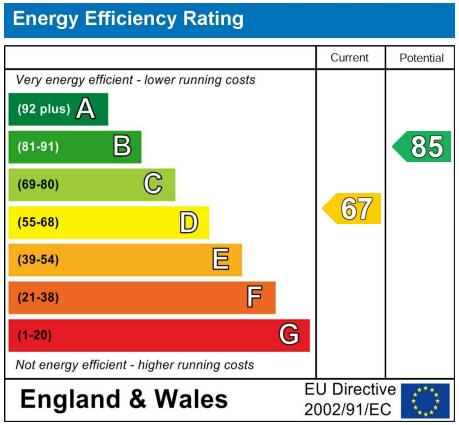
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

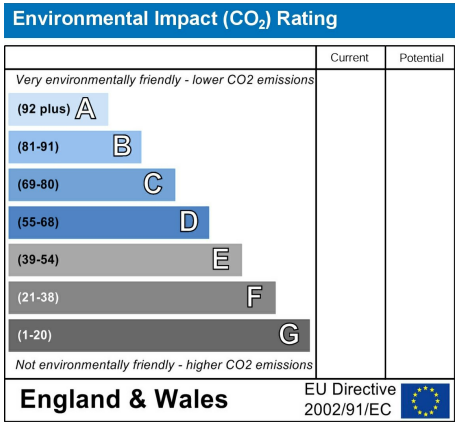














COUNCIL TAX: – Tax band: B

ENERGY PERFORMANCE RATING; D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Sales office
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