



**103 Saxilby Road**  
Skellingthorpe, LN6 5TZ



Book a Viewing!

## Offers Over £200,000

Situated in a semi rural position on the outskirts of the sought after village of Skellingthorpe, this spacious Semi Detached House occupies a generous plot and enjoys open field views to both the front and rear. The well presented accommodation comprises an Entrance Hall, an open plan Lounge/Diner, modern fitted Kitchen and separate Utility Room. To the First Floor, a landing leads to two generous Double Bedrooms and a spacious four piece Family Bathroom. Externally, the property benefits from large gardens to both the front and rear, along with a long gravelled driveway providing ample off road parking. Offered for sale with no onward chain, early viewing is highly recommended.



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**SERVICES**

Mains electric, water and drainage services available.  
Oil central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY -** North Kesteven District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**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

### HALL

With staircase to the first floor, laminate flooring, window to the side aspect and radiator.

### LOUNGE/DINER

19' 11" x 14' 4" (6.08m x 4.37m) With windows to the front and side aspects, open fireplace within a decorative surround, laminate flooring and two radiators.

### KITCHEN

13' 7" x 7' 1" (4.16m x 2.16m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixed tap over, electric oven and hob with extractor fan, integrated fridge and dishwasher, tiled flooring and splashbacks, spotlights, radiator, window to the rear aspect and door to the garden.

### UTILITY ROOM

With oil fired central heating boiler, space for washing machine, tiled flooring and window to the rear aspect.

### FIRST FLOOR LANDING

With airing cupboard and window to the rear aspect.

### BEDROOM 1

14' 3" x 9' 9" (4.35m x 2.98m) With window to the front aspect with open field views, laminate flooring and radiator.

### BEDROOM 2

11' 0" x 9' 10" (3.36m x 3.01m) With window to the front aspect with open field views, laminate flooring and radiator.

### BATHROOM

13' 7" x 7' 1" (4.16m x 2.17m) Fitted with a four piece suite comprising encased bath, shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls, laminate flooring, radiator, spotlights and two windows to the rear aspect.

### OUTSIDE

The property sits on a generous non estate plot. To the front of the property there is a lawned garden behind hedging. There is a long gravelled driveway providing off street parking for multiple vehicles. To the rear of the property there is a large garden backing onto fields, laid mainly to lawn with patio seating area, brick outbuilding and garden shed. To the side of the property there is an attached covered storage area.





**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](http://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**

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**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.

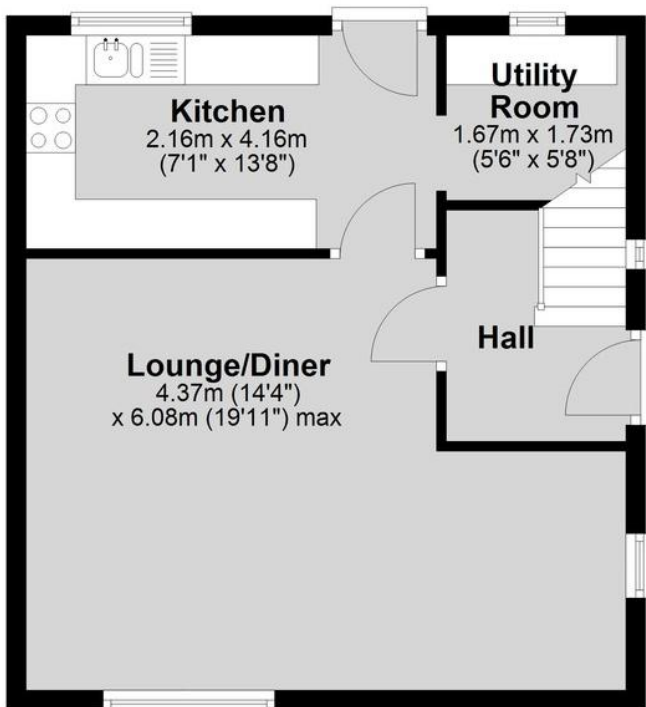
**GENERAL**

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:

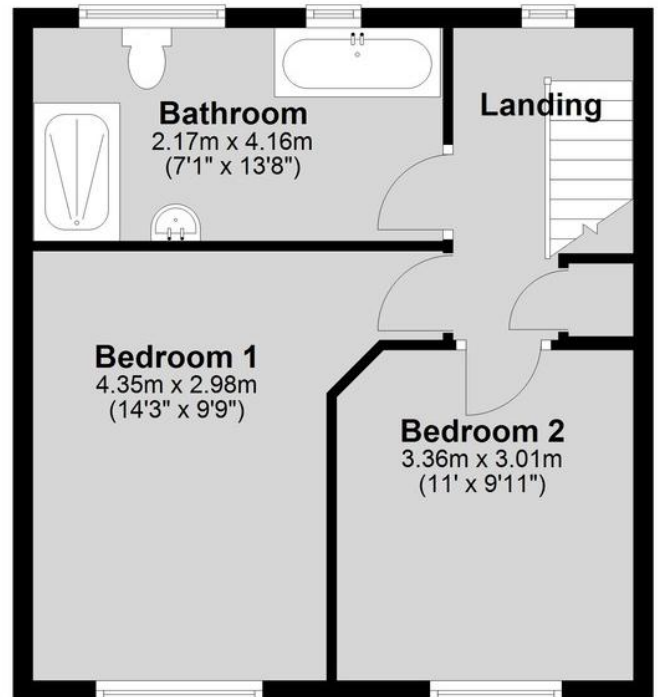
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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**Ground Floor**  
Approx. 40.2 sq. metres (432.3 sq. feet)



**First Floor**  
Approx. 40.3 sq. metres (433.7 sq. feet)



Total area: approx. 80.5 sq. metres (866.0 sq. feet)

29 – 30 Silver Street Lincoln LN2 1AS 01522 510044	22 Queen Street Market Rasen LN8 3EH 01673 847487	22 King Street Southwell NG25 0EN 01636 813971	46 Middle Gate Newark NG24 1AL 01636 700888
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

