



## 21 Poachers Brook

Skellingthorpe, Lincoln, LN6 5AS



Book a Viewing!

**£195,000**

Situated within the popular village of Skellingthorpe, this two-bedroom semi-detached home offers a fantastic opportunity for first time buyers and investors alike. The property benefits from close proximity to local amenities, schooling and transport links, while also being within easy reach of Lincoln city centre. Offered to the market with no onward chain, the home provides well balanced accommodation with off road parking and an enclosed rear garden. The accommodation comprises of an Entrance Porch, Lounge, Kitchen Diner, two Bedrooms and a Bathroom.





#### **SERVICES**

All mains services available. Gas 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

### ENTRANCE HALL

Providing a useful entrance space before leading through into the main living accommodation.

### LOUNGE

12' 8" x 13' 8" (3.86m x 4.17m) A comfortable and well proportioned living room featuring a UPVC double glazed window to the front aspect, allowing for good natural light. The room is fitted with laminate flooring, a radiator and a gas fire set within a feature fireplace. Stairs rise to the first floor landing, while glazed double doors open through to the kitchen diner, creating a nice flow between the living spaces.

### KITCHEN/DINER

8' x 13' 8" (2.44m x 4.17m) Fitted with a range of wall mounted and base units with complementary laminate worktops, a stainless steel sink with drainer and hot and cold mixer tap, gas hob with extractor over and an electric oven, spaces for fridge freezer, washing machine and tumble dryer, tiled flooring runs, radiator and a wall mounted gas boiler housed neatly within a cupboard. A UPVC double glazed window overlooks the rear garden, while a UPVC door provides direct access outside.

### FIRST FLOOR LANDING

With a UPVC double glazed window to the side aspect, the landing provides access to both bedrooms, the bathroom and the loft. There is also an airing cupboard housing the hot water cylinder with additional shelving for storage.

### BEDROOM 1

11' 11" x 13' 8" (3.63m x 4.17m) A generous double bedroom benefiting from UPVC double glazed windows to both the front and side aspects, allowing plenty of natural light. The room includes a radiator and built-in sliding door wardrobe storage.

### BEDROOM 2

8' 9" x 6' 10" (2.67m x 2.08m) A rear-facing bedroom with a UPVC double glazed window overlooking the garden and a radiator, making it ideal as a second bedroom, home office or guest room.

### BATHROOM

Fitted with a three piece suite comprising of WC, wash hand basin and a shower with electric shower unit, tiled splashbacks, a chrome towel radiator, extractor fan and a frosted UPVC double glazed window to the rear aspect.





## OUTSIDE

The front of the property is laid to gravel with a driveway providing off road parking for two vehicles. To the rear there is an enclosed garden, mainly laid to lawn with a patio seating area, secure fencing and side gated access. A further paved section at the bottom of the garden provides additional outdoor space.

### 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 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.

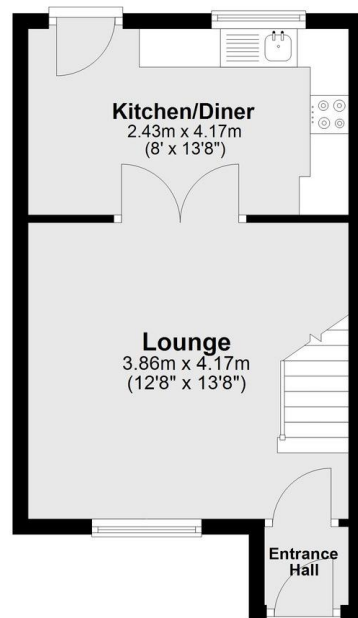
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If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

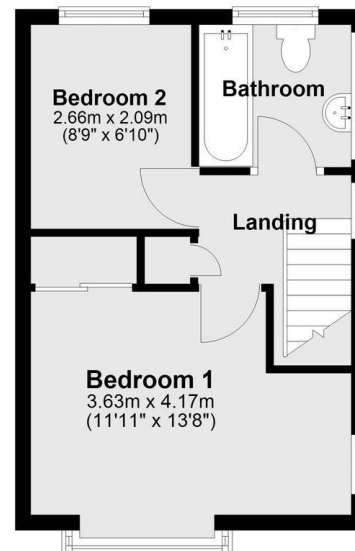
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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



## First Floor



Total area: approx. 54.5 sq. metres (587.0 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

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.



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