



Skellingthorpe Road, Lincoln



£325,000

- Spacious Detached House
- Three Bedrooms
- Three Reception Rooms and Home Office
- Family Bathroom & Downstairs WC
- Garage & Driveway
- Popular Location
- Tenure: Freehold
- EPC Rating TBC



Situated in the highly sought-after area of Skellingthorpe Road, this spacious three-bedroom detached home offers excellent family accommodation within easy walking distance of local shops, schools, doctors' surgeries and the city centre. The property further benefits from gas central heating and uPVC double glazing throughout.

The well-presented accommodation comprises an entrance hall, generous lounge, dining room, fitted kitchen, sun room and ground-floor WC. To the first floor are three well-proportioned bedrooms, office and a family bathroom. Externally, the property enjoys a gated driveway providing off-road parking for up to four vehicles, leading to a detached single garage. The front garden is mainly laid to lawn, while the enclosed rear garden features a covered seating area, patio and lawn creating an ideal space for outdoor entertaining.

Entrance Hall

With entrance door, opening to storage, understairs storage space and stairs to the first floor.

Dining Room 12'1" x 11'10" (3.7m x 3.6m)

With a bay window to the front aspect and radiator.



Lounge 11'10" x 11'6" (3.6m x 3.5m)

With a bay window to the front aspect and radiator.

Kitchen 14'10" x 11'1" (4.5m x 3.4m)

With two windows to the side aspect. Fitted with a range of wall and base units with worktops over, one and a half bowl sink with drainer unit, multi fuel range cooker, space for fridge freezer and plumbing for a washing machine.

Sun Room 11'10" x 7'5" (3.6m x 2.3m)

With a window and sliding doors to the rear aspect and radiator.

WC 7'5" x 3'0" (2.3m x 0.9m)

With a window to the side aspect, low level wc, wash hand basin and radiator.

Landing

With a window to the side aspect and stairs to the ground floor.

Office 8'5" x 6'5" (2.6m x 2m)

With a window to the side aspect and radiator.



Bedroom One 11'9" x 11'6" (3.6m x 3.5m)

With a window to the front aspect and radiator.

Bedroom Two 11'9" x 11'5" (3.6m x 3.5m)

With a window to the front aspect and radiator.

Bedroom Three 11'2" x 8'10" (3.4m x 2.7m)

With a window to the rear aspect and radiator.

Bathroom 11'0" x 6'0" (3.4m x 1.8m)

With a window to the rear aspect, storage cupboard, low level wc, wash hand basin, bidet, panelled bath with shower over and radiator.

Outside

To the front of the property is an enclosed landscaped garden with lawn, mature shrubs and driveway. To the rear of the property is an enclosed garden with covered seating area, patio and lawn.

Agents Note

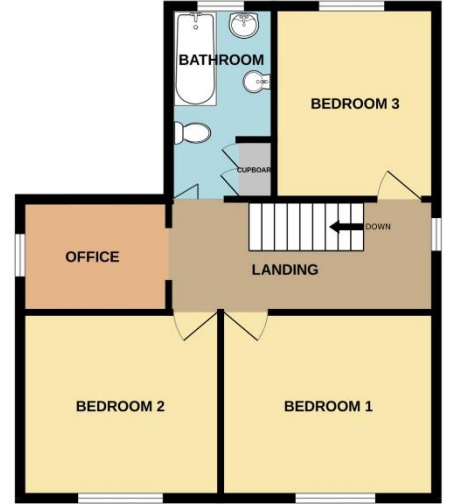
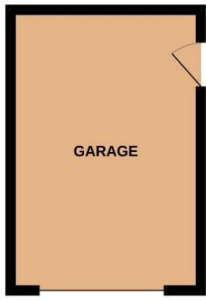
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GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.

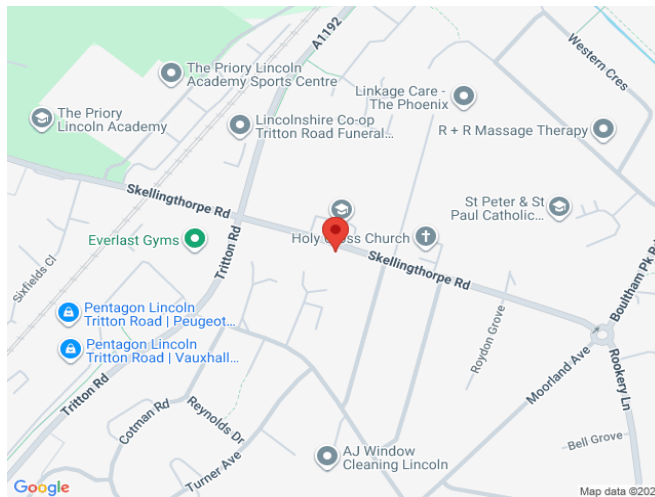
1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



SKELLINGTHORPE ROAD, LINCOLN, LN6 7QT

TOTAL FLOOR AREA : 1437 sq.ft. (133.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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