



**25 Denefield, Skellingthorpe,  
Lincoln, LN6 5AX**



Book a Viewing!

**£585,000**

Elegantly positioned at the end of a quiet cul de sac, this exceptional five bedroom detached family residence is presented to an impeccable standard and offers beautifully proportioned, high specification accommodation throughout. The refined interior begins with a welcoming entrance hall and cloakroom/WC, leading to a stylish lounge featuring a statement log burner, which flows seamlessly into a family dining area and onward to a stunning bespoke fitted kitchen of outstanding quality. The ground floor is further enhanced by a coordinating utility room, a study and a versatile family room, ideal for modern living. To the first floor, a spacious landing leads to five generous double bedrooms, with the sumptuous principal suite enjoying a dedicated dressing room and a luxurious en-suite shower room. A contemporary family bathroom completes the internal accommodation. Externally, a driveway provides ample off street parking to the front, whilst the property is enveloped by generous, beautifully enclosed gardens extending to the side and rear, offering an enviable degree of privacy. The outdoor space is further elevated by the indulgent addition of a barrel sauna and outdoor shower, creating a private retreat rarely found in a family home. Early viewing is highly recommended to fully appreciate the elegance, space and exceptional quality this outstanding home has to offer.





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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – E.**

**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

A welcoming entrance hall with staircase to the first floor, storage cupboard, wood effect flooring and radiator.

### LOUNGE

20' 4" x 12' 2" (6.22m x 3.72m) With double glazed bay window to the front aspect, double glazed French doors opening onto the rear garden, feature log burner, wood effect flooring and radiator.

### DINING ROOM

13' 8" x 9' 9" (4.17m x 2.99m) With double glazed French doors opening onto the rear garden, wood effect flooring, spotlights and radiator.



### KITCHEN

22' 8" x 13' 10" (6.92m x 4.23m) Custom designed and fitted with a high specification range of wall and base units with marble work surfaces over, incorporating an undermount sink with side drainer and Quooker boiling water tap. There is an excellent range of integrated appliances including a Fisher & Paykel dishwasher, twin Fisher & Paykel eye level electric ovens, two CDA wine coolers and a Bora electric hob with integrated extractor and Teppanyaki plate, along with space for an American style fridge freezer. The room is finished with tiled flooring and a vaulted ceiling with two Velux roof lights, complemented by a double glazed window to the rear aspect and double glazed French doors opening onto the rear garden.



### UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, spaces for washing machine and microwave, tiled flooring and external door to the side aspect.

### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, part tiled walls, radiator and wood effect flooring.

### STUDY

12' 5" x 7' 10" (3.79m x 2.39m) With double glazed window to the side aspect, wood effect flooring and radiator.

### FAMILY ROOM

16' 7" x 16' 2" (5.06m x 4.94m) A large and versatile space currently utilised as a games room, with three double glazed windows to the front and side aspects, double glazed French doors opening onto the rear garden and wall mounted gas fired central heating boiler.

### FIRST FLOOR LANDING

With double glazed window to the front aspect and storage cupboard.

### BEDROOM 1

16' 9" x 16' 2" (5.12m x 4.95m) With double glazed window to the side aspect and radiator.

### DRESSING ROOM

8' 7" x 6' 6" (2.64m x 2.00m) With double glazed window to the side aspect, fitted wardrobe and radiator.







### EN-SUITE SHOWER ROOM

Fitted with a stylish three piece suite comprising of walk-in rainfall shower with glass screen, close coupled WC and wash hand basin in a vanity style unit with storage beneath, chrome towel radiator, spotlights and double glazed windows to the side aspect.

### BEDROOM 2

12' 1" x 9' 10" (3.70m x 3.01m) With double glazed window to the rear aspect and radiator.

### BEDROOM 3

11' 1" x 9' 10" (3.40m x 3.02m) With double glazed window to the rear aspect and radiator.

### BEDROOM 4

9' 11" x 9' 5" (3.03m x 2.88m) With double glazed window to the rear aspect and radiator.

### BEDROOM 5

12' 0 (max)" x 10' 2" (3.66m x 3.12m) With double glazed bay window to the front aspect and radiator.

### BATHROOM

Fitted with a stylish three piece suite comprising of p-shaped panelled bath with rainfall shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit with storage beneath, chrome towel radiator, spotlights and double glazed windows to the side aspect.

### OUTSIDE

The property sits on a generous plot at the end of a cul de sac. To the front there is a lawned garden and tarmac driveway providing ample off street parking for multiple vehicles. To the rear and side there are extensive areas of lawn, with patio and decked seating areas. There is also the luxurious addition of an outdoor barrel sauna and shower.

#### WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & 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 and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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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.

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#### 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

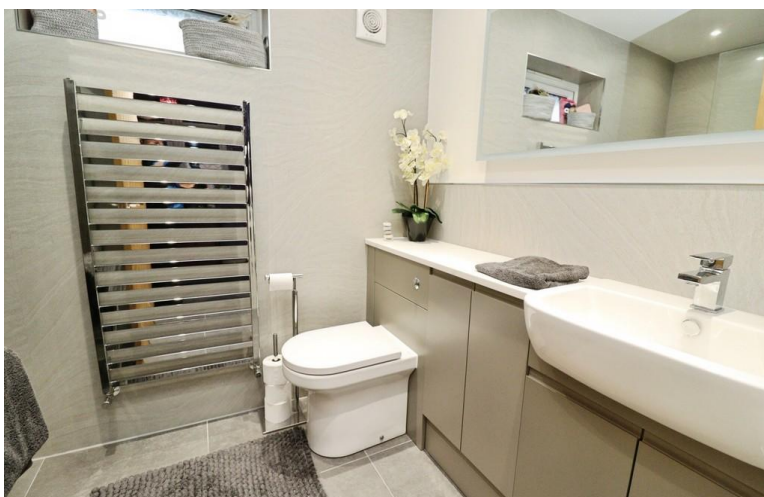
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

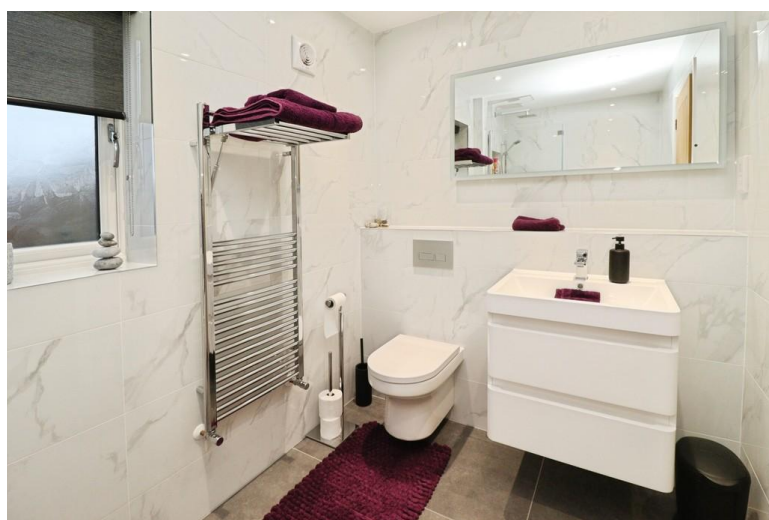
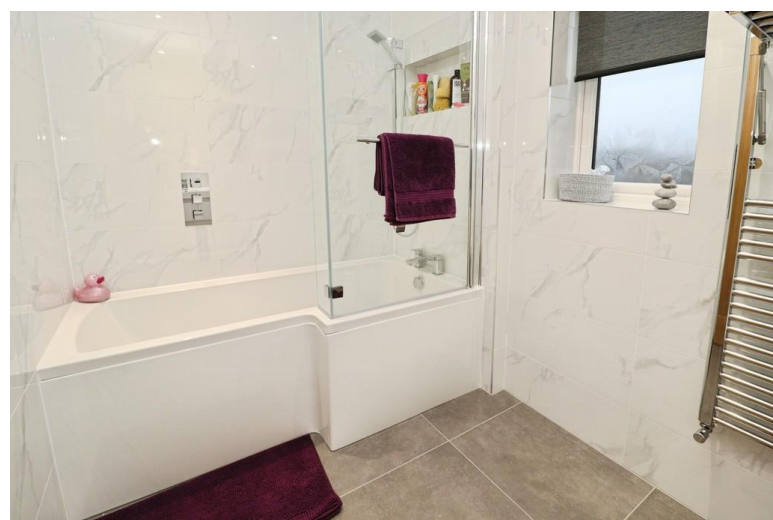
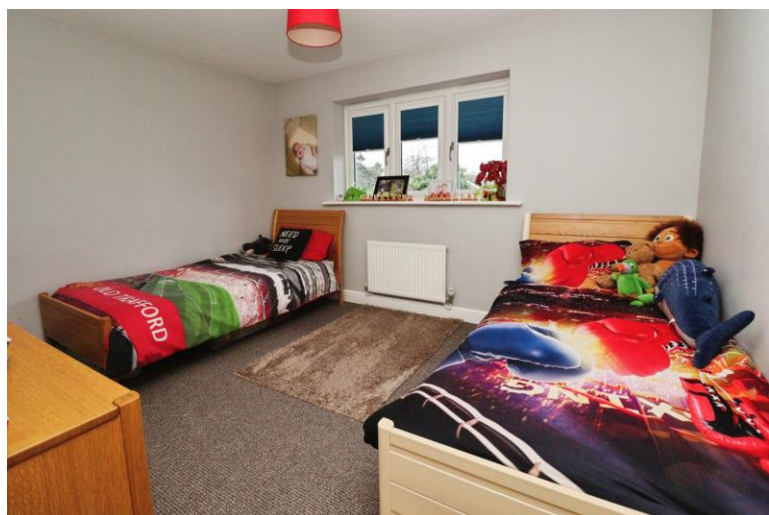
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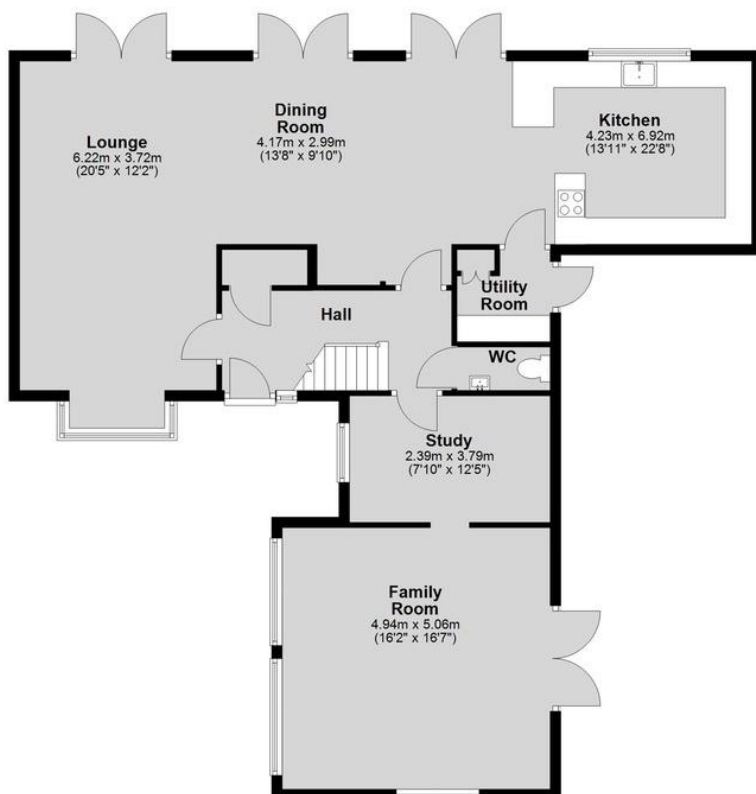






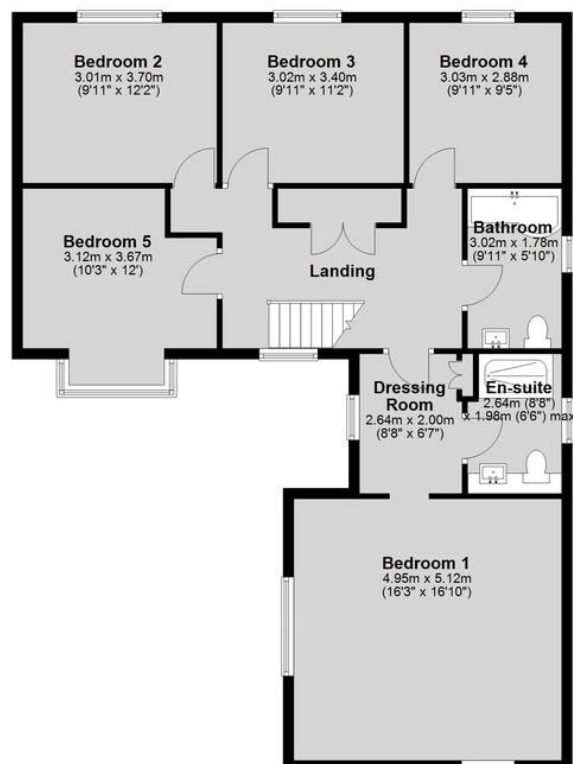
### Ground Floor

Approx. 109.1 sq. metres (1174.3 sq. feet)



### First Floor

Approx. 99.9 sq. metres (1075.8 sq. feet)



Total area: approx. 209.0 sq. metres (2250.0 sq. feet)



**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

**22 King Street**  
**Southwell**  
**NG26 0EN**  
**01636 813971**

**46 Middle Gate**  
**Newark**  
**NG24 1AL**  
**01636 700888**

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