



**23 High Street**

Skellingthorpe, Lincoln, LN6 5TR



Book a Viewing!

**£230,000**

Occupying a corner plot this extended, established detached bungalow offers well apportioned living accommodation. The accommodation requires refurbishment and modernisation but is an ideal opportunity to purchase a home close to the centre of the village of Skellingthorpe. The accommodation comprises of Entrance Hallway, Kitchen, Living Room, Conservatory, Three Bedrooms, Shower Room, Sitting Room, Dining Room, Store Room and a Single Garage. There are gardens to the front, side and rear aspects and are mainly laid to lawn. The property is being sold with No Onward Chain.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – C.

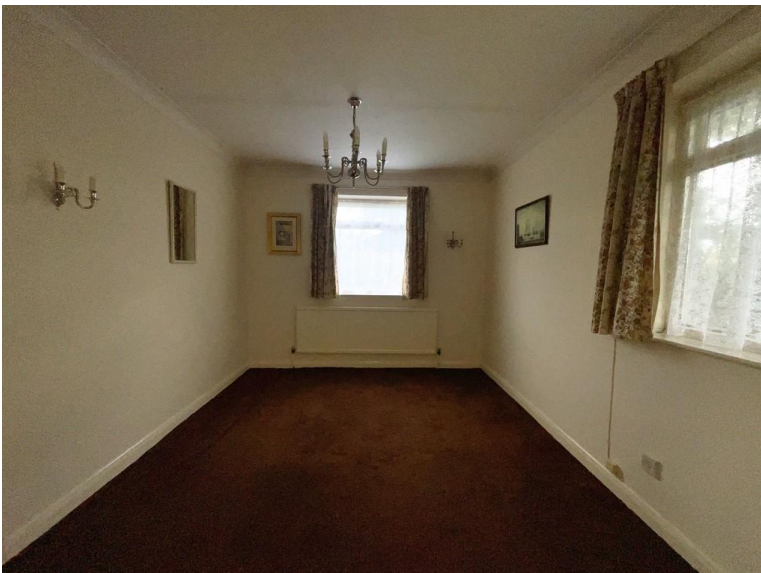
**LOCAL AUTHORITY** - North Kesteven District Council.

**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.



#### HALLWAY

With front entrance door to the entrance lobby and a further glazed door to the hallway.

#### KITCHEN

9' 10" x 10' 10" (3m x 3.3m) With a range of fitted units, inset sink, space for cooker, built-in cupboard and window to the front elevation.

#### LIVING ROOM

11' 8" x 16' 4" (3.56m x 4.98m) With radiator and window and door to the conservatory.

#### CONSERVATORY

7' 6" x 11' 1" (2.29m x 3.38m) With French doors to the rear garden.



#### INNER HALLWAY

With built-in storage cupboards.

#### SHOWER ROOM

With three piece suite comprising shower cubicle, wash hand basin and WC and a window to the front elevation.

#### DINING AREA

9' 6" x 9' 10" (2.9m x 3m) With radiator, window to the front elevation and opening through to the sitting room.

#### SITTING ROOM

9' 8" x 11' 4" (2.95m x 3.45m) With windows to the front and side elevations and radiator.

#### BEDROOM 1

12' 3" x 11' 5" (3.73m x 3.48m) With built-in wardrobes, window to the rear elevation and radiator.

#### BEDROOM 2

12' 3" x 9' 11" (3.73m x 3.02m) With window to the rear elevation and radiator.

#### BEDROOM 3

9' 0" x 7' 11" (2.74m x 2.41m) With window to the rear elevation and radiator.

#### GARAGE

16' 1" x 8' 4" (4.9m x 2.54m)

#### STORE ROOM

3' 8" x 8' 4" (1.12m x 2.54m)



#### OUTSIDE

The property is located on the junction of the High Street and Woodbank. A driveway provides access to the High Street and gives access to the attached single garage. The front, side and rear gardens are mainly laid to lawn. There is a dropped curbed access from Woodbank with the potential for further off road parking on the north side of the plot (subject to clearance of vegetation).

#### AGENTS NOTE

We are advised that the property was underpinned circa 1993 to the northern end extension. Plans showing the extent of the work are available upon request.





**WEBSITE**

Our detailed website show 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**

SMS & 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**

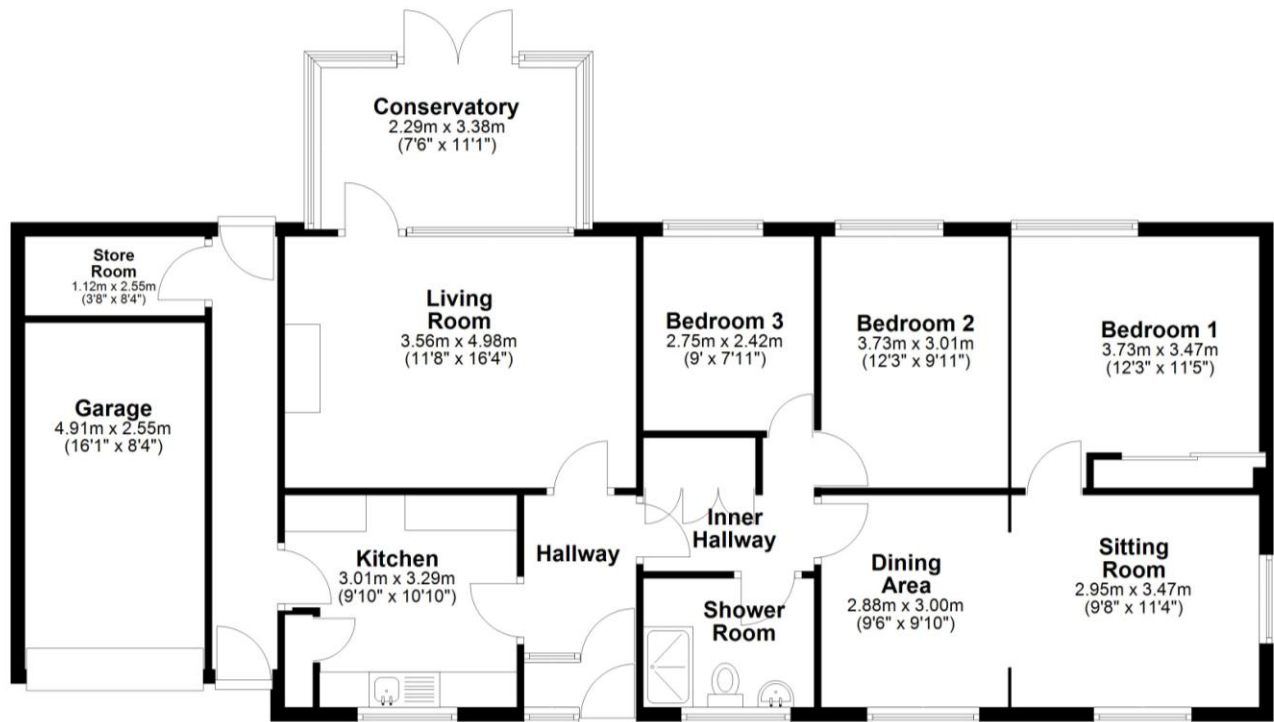
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

**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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Total area: approx. 126.9 sq. metres (1366.1 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.

