



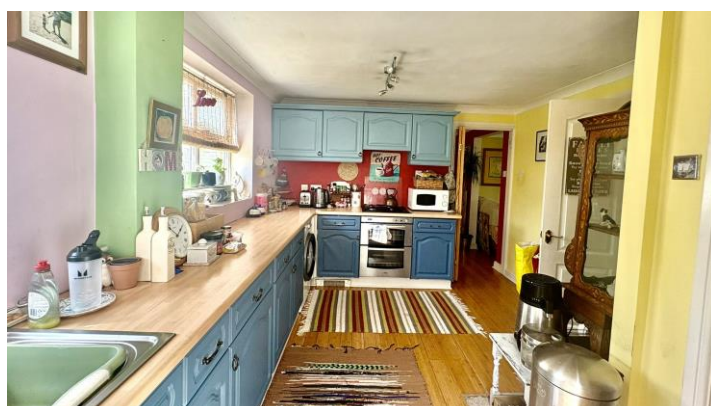
- Bay Fronted Detached Family Home
- Three Reception Rooms
- Driveway For Ample Parking
- Prime Village Location
- Three/Four Versatile Double Bedrooms
- Private Enclosed Rear Garden
- Spacious Living Throughout
- Call Today To View

Old Chapel Road, Skellingthorpe, LN6 5UB  
£250,000





Starkey&Brown is delighted to present this spacious and versatile three/four bedroom detached family home positioned on Old Chapel Road within the highly sought after village of Skellingthorpe. The property offers flexible living throughout with generous sized rooms - ideal for growing families or those seeking adaptable living space. Accommodation briefly comprises a porch leading to an entrance hall, a bay-fronted living room flowing into a separate dining space, a conservatory overlooking the rear garden providing an additional reception area, a fitted kitchen, and a downstairs WC. A key feature of the property is the garage conversion, which now creates an additional reception space/bedroom four/snug. Rising to the first floor are three generous double bedrooms, alongside a three-piece family bathroom. Further benefits of the property include gas central heating and uPVC double-glazing throughout. Externally, there is a driveway providing off-street parking for multiple vehicles. To the rear, there is a private enclosed garden, mostly laid to lawn, and it offers a great outdoor space. The village of Skellingthorpe offers a wide range of amenities, including schooling, shops, a doctor's surgery, a regular bus service to Lincoln city centre, nearby woodland walks, cycle routes, and excellent road access, making it a desirable area. Council tax band: C. Freehold.



## uPVC composite door leading to:

### Porch

Door leading to:

### Entrance Hall

Staircase to the first floor. Access to:

### Living Room

14' 10" x 10' 7" (4.52m x 3.22m)

Bay fronted window to the front aspect, laminate flooring, a radiator, and a coved ceiling. Open access leading to:

### Dinnig Room

10' 4" x 7' 11" (3.15m x 2.41m)

Sliding patio door to the conservatory, sliding door to the kitchen, laminate flooring, a coved ceiling, and a radiator.

### Kitchen

14' 6" x 10' 4" (4.42m x 3.15m)

Range of base and wall units with countertops, a 4-ring gas hob with an overhead extractor fan, an integrated electric oven, a stainless steel sink with mixer tap, space and plumbing for a washing machine, laminate flooring, two uPVC double-glazed windows to the rear aspect, understairs storage cupboard, space and plumbing for a dishwasher, a uPVC door to the side aspect, space for a fridge freezer, a coved ceiling and a radiator.

### Conservatory

12' 0" x 9' 1" (3.65m x 2.77m)

Being of uPVC construction with a brick base, with French doors leading to the rear, and laminate flooring.

### Snug/Bedroom 4 (Former Garage)

16' 4" x 8' 3" (4.97m x 2.51m)

Having a uPVC double-glazed window to the front aspect, laminate flooring, and a radiator.

### Downstairs WC

Low-level WC, wash hand basin, laminate flooring, a frosted double-glazed window to the side aspect and a radiator.

### First Floor Landing

Carpeted, a radiator, an airing cupboard housing a hot water tank, a storage cupboard, and LED lighting. Access to bedrooms and the family bathroom.

### Bedroom 1

16' 11" x 12' 1" (5.15m x 3.68m)

Having two uPVC double-glazed windows to the rear aspect, carpeted, coving, two radiators, and a fitted double wardrobe.

### Bedroom 2

12' 10" x 11' 2" (3.91m x 3.40m)

Having a uPVC double-glazed window to the front aspect, carpeted, coving, and a radiator.

### Bedroom 3

11' 5" x 11' 4" (3.48m x 3.45m)

Having a uPVC double-glazed window to the front aspect, carpeted, coving, a radiator, overstairs storage, and loft access. Loft partially boarded and has a ladder.

### Family Bathroom

5' 11" x 5' 6" (1.80m x 1.68m)

Three-piece suite comprising a low-level WC, a wash hand basin, a panelled bath with overhead shower, laminate flooring, a radiator, partially tiled walls, an extractor fan, a shaver charging point, and a frosted double-glazed window to the rear aspect.

### Outside Front

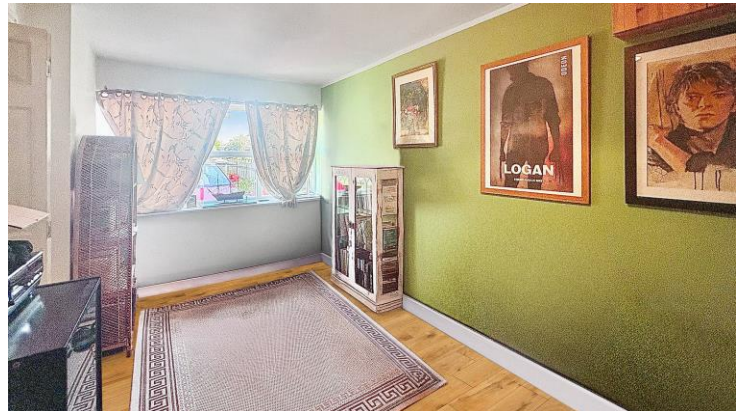
Tarmac driveway parking for multiple vehicles, lawned area, and shrubs.

### Outside Rear

Mostly laid to lawn with a patio seating area, side access, fenced surround, a timber-built shed, shrubs, and hedges.

### Agents Note

Bedroom images have been digitally altered for illustrative purposes.

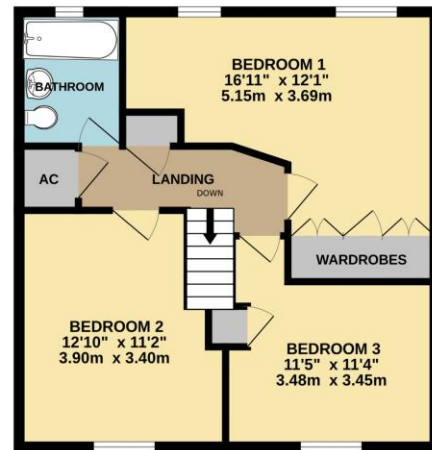




GROUND FLOOR  
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.8 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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