



The Bungalow, Stoney Yard Skellingthorpe, Lincoln, LN6 5TU

£249,950

A three bedroomed non-estate detached bungalow located within this popular village of Skellingthorpe. The property has integral accommodation to comprise of Reception Hallway, three Bedrooms, En-suite to Bedroom 1, Family Bathroom, Kitchen, Dining Area, Lounge and Conservatory. The property has a blocked paved driveway providing off road parking and giving access to the Detached Single Garage. To the rear of the property there is a south facing secluded garden. The property is being sold with the added benefit of No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along the A46, turn right onto Lincoln Road and into the village of Skellingthorpe. Proceed along onto Church Road and bear right onto the High Street. Turn right onto Stoney Yard where the property can be located.

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 UPVC window and door to the front aspect, radiator, fitted cupboards and doors to bedroom 1, bedroom 3 and the lounge.

BEDROOM 1

11' 5" x 13' 7" (3.49m x 4.16m) , with UPVC windows to the front and side aspects, radiator, fitted bedroom furniture and door to en-suite.

EN-SUITE

With suite to comprise of shower, WC and wash hand basin, radiator and tiled walls.

BEDROOM 3

8' 1" x 8' 1" (2.48m x 2.47m) , with UPVC window to the side aspect and radiator.

LOUNGE

13' 8" x 13' 5" (4.17m x 4.11m) , with UPVC window to the front aspect, radiator, electric fire with brick surround, sliding doors to conservatory and archway to the dining area.

DINING AREA

10' 2" x 6' 8" (3.12m x 2.05m) , with door to the kitchen and rear entrance hall, double glazed window to the conservatory and radiator.

KITCHEN

12' 0" x 10' 4" (3.68m x 3.16m) , with UPVC window to the side aspect, fitted with base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral oven and grill, four ring gas hob with extraction above, spaces for automatic washing machine and fridge freezer, wall mounted units with complementary tiling below.

REAR HALLWAY

With doors to the dining area, bedroom 2 and bathroom.

BATHROOM

10' 3" x 7' 1" (3.14m x 2.17m) , with UPVC window to the side aspect, airing cupboard, suite to comprise of bath with shower over, WC, bidet and wash hand basin and radiator.

BEDROOM 2

11' 8" x 8' 5" (3.56m x 2.58m) , with UPVC windows to the side and rear aspects, radiator and fitted mirrored wardrobes.

CONSERVATORY

14' 2" x 8' 2" (4.34m x 2.51m) , with tiled flooring, UPVC windows and double doors to the rear garden, centre fan and light, sliding door to lounge and door into rear hallway.

OUTSIDE

To the rear of the property there is a paved seating area, lawned garden and shed. To the front of the property there is a gated driveway providing off road parking and giving vehicular access to the Detached Garage.





GARAGE

19' 1" x 9' 10" (5.83m x 3.00m) , with door to the front aspect, power, lighting and window and door to the rear.

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

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

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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.

GENERAL

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Approximate net internal area: 1068.28 ft² / 99.25 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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