



## The Linnels, Green Lane

Skellingthorpe, Lincoln, LN6 5XA

**£315,000**

**NO ONWARD CHAIN** - A detached bungalow situated in this excellent non-estate position within the ever popular village of Skellingthorpe. The spacious internal living accommodation briefly comprises of Entrance Porch, Main Entrance Hall, Sitting Room, large Open Plan Kitchen and Dining Area, further Sitting Area (formerly Bedroom 3 and could easily be converted back to a Bedroom), Utility Room, Cloakroom, two Bedrooms and Bathroom. Outside the property is situated on an extensive mature plot with gardens to the front, side and rear. There is a substantial driveway/hard standing area providing off road parking and giving access to the attached Garage. The property further benefits from gas central heating and viewing is highly recommended to appreciate this unique opportunity.



**Green Lane, Skellingthorpe, Lincoln, LN6 5XA**



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Heading into Skellingthorpe along Lincoln Road, turn right on to Lower Church Road and continue along, eventually turning right on to Green Lane, proceed along to the bottom of Green Lane where the property can be located on the left hand side.

**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.



#### **ENTRANCE PORCH**

With uPVC entrance door and windows.

#### **ENTRANCE HALL**

With access to roof void, coving to ceiling, built-in storage cupboard and single radiator.

#### **SITTING ROOM**

17' 10" x 11' 11" (5.44m x 3.63m) With uPVC window, gas fire and brick fireplace, coving to ceiling, radiator and double glazed sliding patio doors.

#### **KITCHEN & DINING AREA**

28' 0" x 11' 3" (8.53m x 3.43m) Fitted with a range of wall, base units and drawers with work surfaces over, 1 1/2 bowl sink unit and drainer, plumbing for dishwasher, tiled floor, fitted oven and hob, extractor hood, uPVC window to side elevation, uPVC double patio doors and gas burner.

**SITTING AREA** (originally an additional Bedroom) 14' 0" x 7' 11" (4.27m x 2.41m)

With fitted unit and kick heater, fitted wardrobes and radiator.

#### **UTILITY ROOM**

16' 7" x 6' 3" (5.05m x 1.91m) With fitted base units, plumbing for washing machine, radiator, Belfast sink, fitted cupboards, gas central heating boiler, uPVC entrance door and courtesy door to the Garage.

#### **CLOAKROOM**

With uPVC window and WC.

#### **BEDROOM**

14' 11" x 11' 0" (4.55m x 3.35m) With uPVC window, radiator, fitted wardrobes with cupboards above and coving to ceiling.

#### **BEDROOM**

12' 3" x 9' 11" (3.73m x 3.02m) With uPVC window, uPVC door and radiator.

#### **BATHROOM**

With suite to comprise of walk-in bath, fitted shower cubicle, WC and wash basin in vanity unit, two uPVC windows, part tiled surround and radiator.

#### **OUTSIDE**

The property is situated on an extensive mature plot with a wide variety of mature trees, shrubs and hedging. There are gardens to all sides with lawned areas and a block paved patio area. There are a range of outside stores, greenhouse, shed and timber outbuilding.





**WEBSITE**

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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.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto 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.

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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 roughly checked.

**GENERAL**

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