



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.

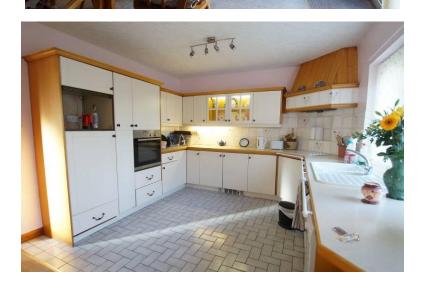
VIEWINGS - By prior appointment through Mundys.

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 were 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

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

KITCHEN & DINING AREA

 $28'\,0" \times 11'\,3"$ (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"(4.27mx2.41m)

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

 $12' \ 3'' \ x \ 9' \ 11'' \ (3.73 \ m \ x \ 3.02 \ m)$ 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.





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