



23 Goldfinch Close

Skellingthorpe, Lincoln, LN6 5SF

£229,950

A rare opportunity to purchase a detached bungalow with an adjoining woodland in a cul-de-sac location within the popular village of Skellingthorpe. The property has been maintained and upgraded by current owners and offers internal accommodation to comprise of Entrance Porch, Inner Hallway, three Bedrooms, Family Bathroom, Fitted Kitchen, Lounge and Dining Area. Outside to the front there is a hard standing area and driveway providing off road parking for vehicles. The Garage has been partially converted so as to provide an Office for home working. To the rear of the property there is a patio seating area, lawn, flowerbeds and a gate leads to a woodland area.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

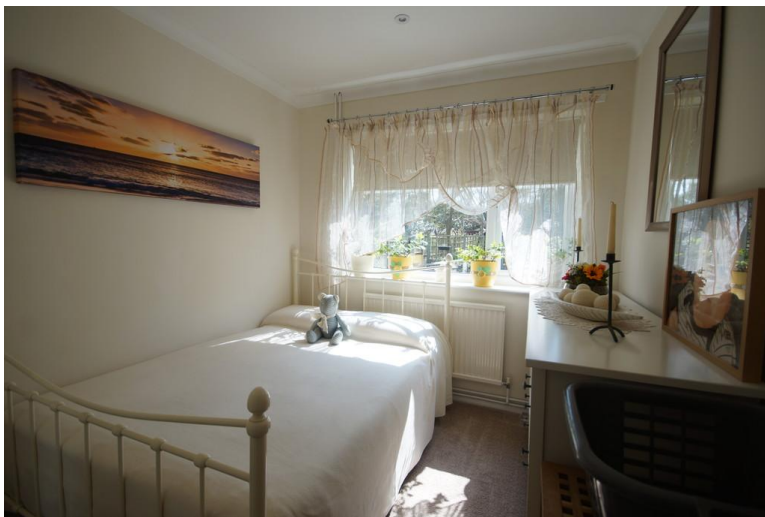
VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln on the A46 Bypass, take the third exit at the Skellingthorpe Road roundabout and proceed along entering the village of Skellingthorpe on Lincoln Road. Continue along Lincoln Road and turn left on to Waterloo Lane. Continue along Waterloo Lane and turn left on to Swallow Avenue, proceed along Swallow Avenue and Goldfinch Close is the third turning 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 door to the front aspect and door and window to the Inner Hallway.

INNER HALLWAY

With wooden flooring, LED spotlights to ceiling, access to the roof void area and doors leading to the Lounge, Kitchen, Family Bathroom, three Bedrooms and airing cupboard housing the gas fired central heating boiler.

LOUNGE

16' 11" x 11' 6" (5.16m x 3.53m) With uPVC leaded windows to the front and side aspects, log burner with tiled hearth and wooden surround, radiator and leading into the Dining Room.



DINING ROOM

6' 11" x 9' 8" (2.12m x 2.96m) With uPVC leaded window to the front aspect, serving hatch to the Kitchen, wooden flooring and radiator.

KITCHEN

8' 9" x 12' 4" (2.67m x 3.76m) With uPVC leaded window and door to the side aspect, tiled floor, fitted with a range of wall, base units and drawers with work surfaces over, sink unit and drainer with mixer tap above, integral oven and four ring electric hob with extractor fan over, space for fridge, radiator and LED spotlights to ceiling.



FAMILY BATHROOM

6' 5" x 5' 8" (1.98m x 1.74m) With uPVC window to the side aspect, tiled walls, suite to comprise of bath with shower over, WC and wash hand basin and towel radiator.

BEDROOM 1

13' 3" x 8' 11" (4.04m x 2.73m) With uPVC window to the rear aspect and radiator.

BEDROOM 2

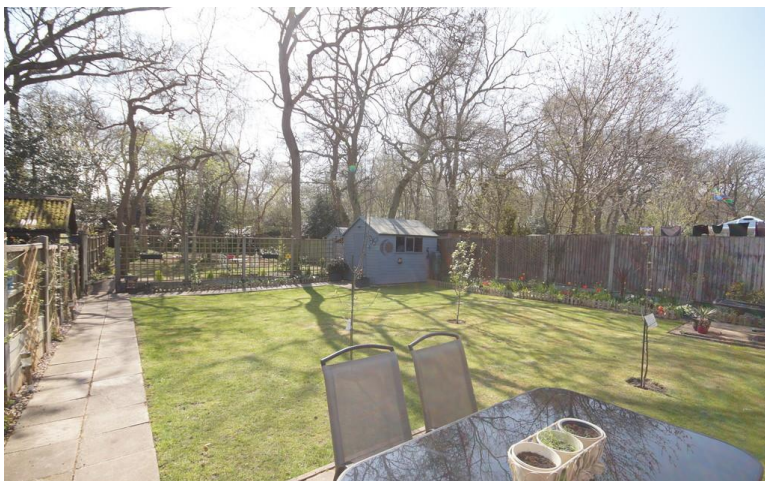
8' 2" x 10' 1" (2.50m x 3.08m) With uPVC window to the rear aspect and radiator.

BEDROOM 3

8' 11" x 9' 11" (2.73m x 3.04m) With uPVC window to the rear aspect and radiator.

OUTSIDE

To the front of the property there is a gravelled hard standing and driveway providing off road parking for vehicles. To the rear of the property there is a paved seating area, lawned garden, flower beds and sheds and gate leading to a separate woodland area with mature shrubs, trees and flower beds.





OFFICE (formerly part of the Garage)

7' 4" x 9' 10" (2.24m x 3.01m)

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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are 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 Mundy's 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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Ground Floor

Total approx floor area: 96.9 m² (1043.3 ft²)
Ground Floor: 96.9 m² (1043.3 ft²)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

