



## 11 Woodland Avenue

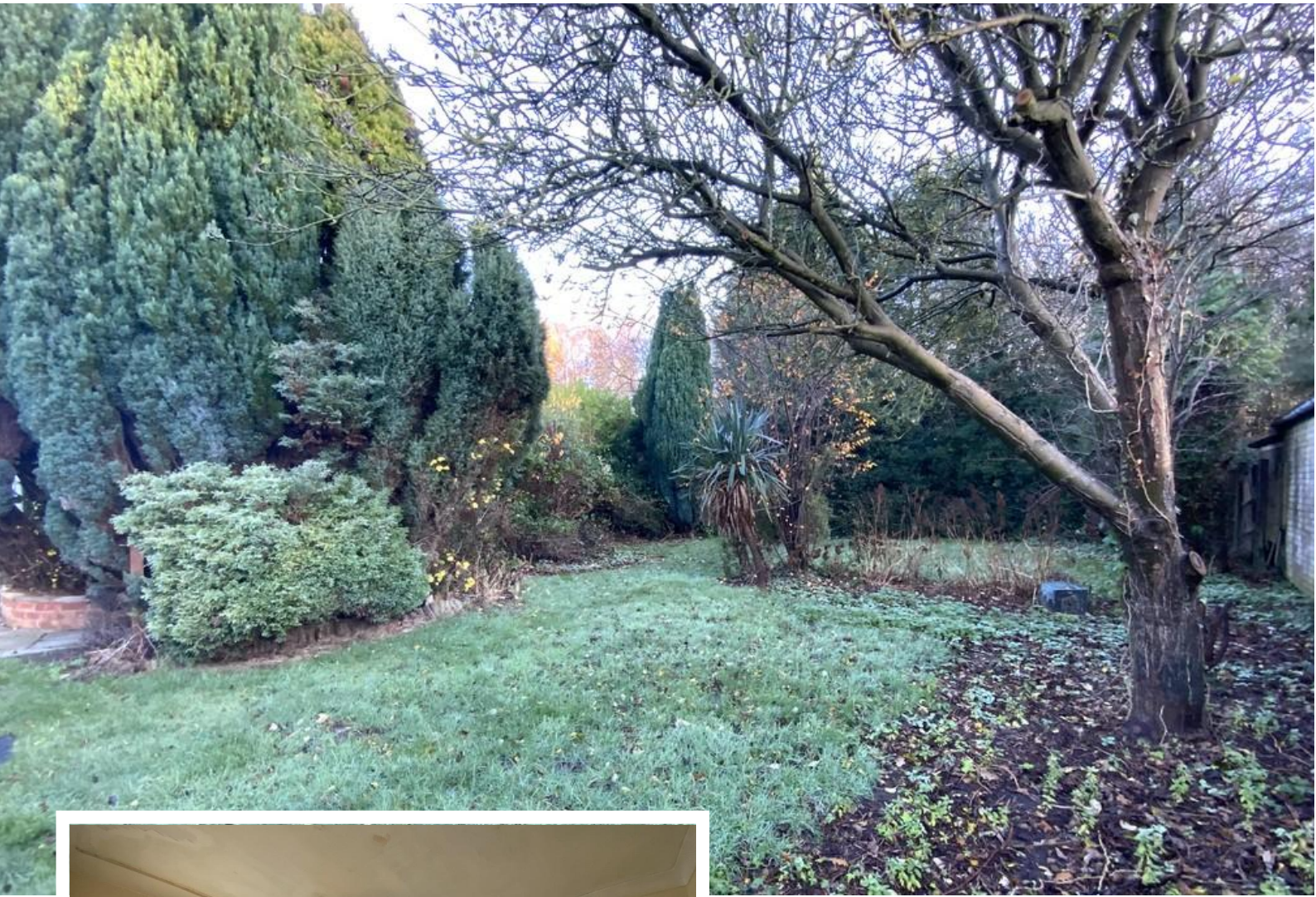
Skellingthorpe, Lincoln, LN6 5TE

**£175,000**

A three bedroomed detached bungalow located in the popular village of Skellingthorpe. The property requires full modernisation but offers internal accommodation to briefly comprise of Inner Hallway, Lounge, Kitchen Diner, Bathroom, three Bedrooms and Lean-to Conservatory. Outside there is a garden to the front, driveway providing off road parking and giving access to the Detached Garage. To the rear of the property there is a lawned garden with mature shrubs and trees. The property is being sold with 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 Skellingthorpe Road, over the A46 Bypass and continue along Lincoln Road heading towards to the village of Skellingthorpe. Passing Daisy Made Farm on the left hand side and turning left onto Waterloo Lane. Proceed along Waterloo Lane taking the left hand turn onto Gardenfield and turn right onto Liverpool Drive. Turn right onto Woodland Avenue and 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.





## ACCOMMODATION

### INNER HALLWAY

With glass panelled door to the front covered entrance, doors to the lounge, kitchen, bathroom and bedrooms, access to the roof void and airing cupboard housing the hot water tank and shelving.

### LOUNGE

11' 7" x 17' 0" (3.54m x 5.19m) , with UPVC windows to the front and side aspects, decorative fireplace and radiator.

### KITCHEN DINER

11' 1" x 9' 10" (3.38m x 3.00m) , with UPVC window to the side aspect, UPVC window and door to the rear aspect, fitted with a range of base units and drawers with work surfaces over, double sink and drainer with a mixer tap, spaces for a cooker, fridge and washing machine, wall mounted units and a floor mounted gas central heating boiler.

### FAMILY BATHROOM

5' 4" x 6' 4" (1.64m x 1.95m) , with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, partly tiled walls and radiator.



### BEDROOM 1

9' 6" x 10' 4" (2.91m x 3.17m) , with UPVC window to the front aspect and radiator.

### BEDROOM 2

8' 4" x 8' 11" (2.56m x 2.73m) , with sliding doors to the lean-to.

### BEDROOM 3

5' 11" x 10' 4" (1.82m x 3.17m) , with UPVC window to the side aspect and radiator.

### OUTSIDE

To the front there is a lawned garden with flowerbeds, mature shrubs and trees. To the side there is a gated driveway providing off road parking and giving access to the Detached Garage. To the rear of the property there is a paved seating area, lawned garden, flowerbeds, mature shrubs and trees.



### GARAGE

With up and over door to the front aspect, window and door to the side aspect.

#### 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](http://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

Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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 £10 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. Mundys 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 Mundys 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC352705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

### Ground Floor



For illustration purposes only.  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

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

