



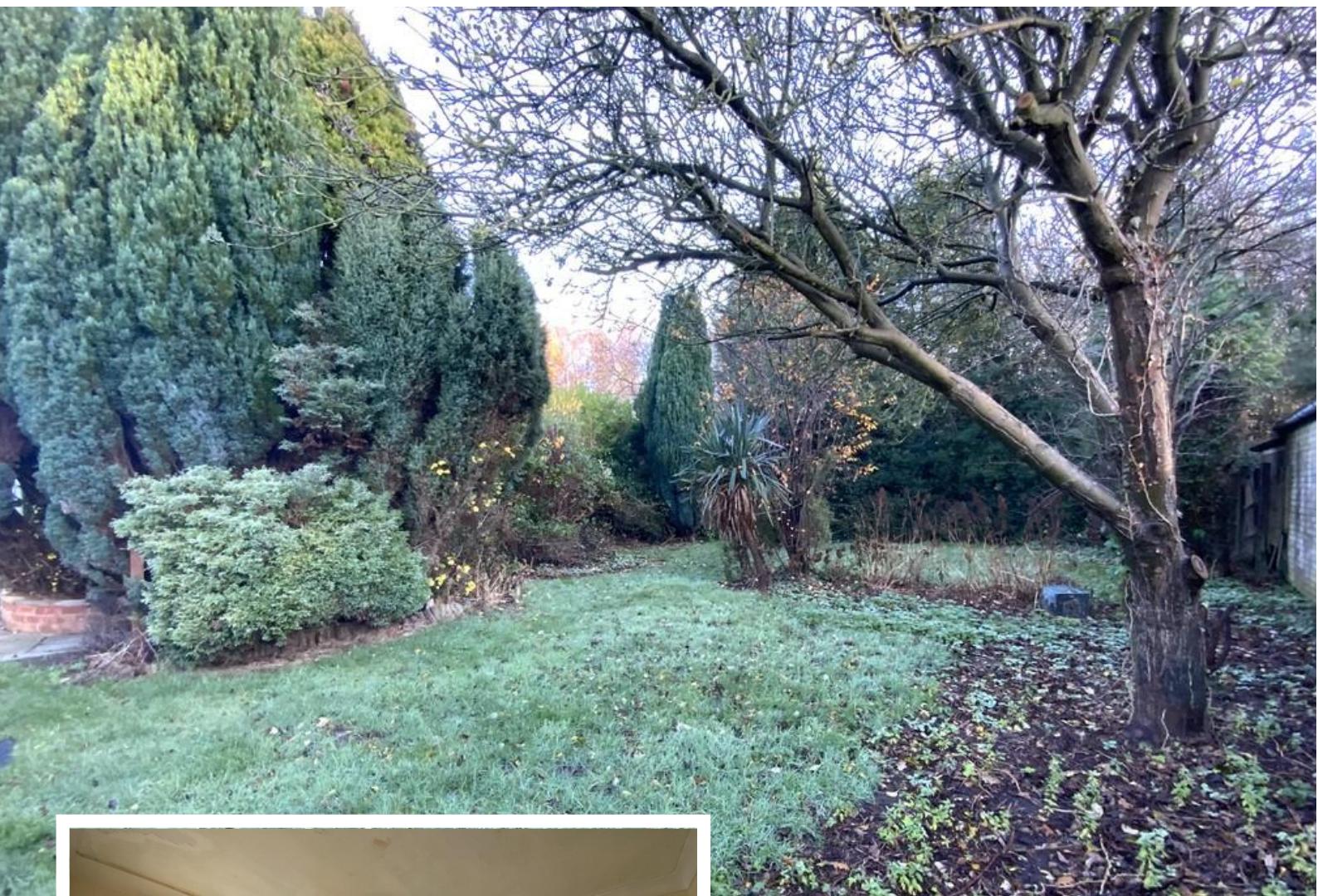
11 Woodland Avenue

Skellingthorpe, Lincoln, LN6 5TE

£175,000

A three bed roomed 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

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Solicitors & 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 them 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.

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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 thoroughly checked.

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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.
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Ground Floor

For illustration purposes only.
Plan produced using PlanUp.

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