



**461 Skellingthorpe Road**

Lincoln, LN6 0QW

**£275,000**

**NO ONWARD CHAIN** - A fantastic opportunity to purchase this three bedroomed detached house which backs on to a lakes with stunning views to the rear. The property is also within close proximity to local shops and amenities along Tritton Road, as well as Lincoln City Centre and the A46 Bypass. Internally the property offers living accommodation to briefly comprise of Hallway, WC, Lounge Diner, Kitchen and First Floor Landing leading to three Bedrooms and Bathroom. Outside there are gardens to the front with a driveway to the side providing off road parking and giving access to the attached Single Garage. There is a lawned garden to the rear with steps leading down to a seating area overlooking the lake.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**TENURE** - Freehold.

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

**DIRECTIONS**

Head South out of Lincoln on the A46 Bypass and at the Skellingthorpe Road Roundabout turn left on to Skellingthorpe Road. Proceed along and turn right on to Sandwell Drive and then immediately left again on to Skellingthorpe Road and the property can be located on the right hand side.

**LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.



#### HALLWAY

With uPVC double glazed external door to front elevation, radiator and stairs to the First Floor Landing.

#### WC

5' 9" x 3' 3" (1.75m x 0.99m) With uPVC double glazed window to side elevation, fully tiled walls, low level WC, wash hand basin and radiator.

#### LOUNGE DINER

24' 10" x 16' 4" (7.57m x 4.98m) With uPVC double glazed sliding doors to the rear elevation, uPVC triple glazed window to front elevation, fire surround and hearth with electric fire inset and two radiators.

#### KITCHEN

11' 4" x 8' 8" (3.45m x 2.64m) With uPVC double glazed window to rear elevation, uPVC double glazed door and window to side elevation, fitted with a range of wall, base units and drawers with work surfaces over, fully tiled walls, integral oven and four ring gas hob with extractor fan over, free standing fridge freezer, washing machine and dishwasher, radiator, spotlights to ceiling and under stairs storage cupboard.



#### FIRST FLOOR LANDING

With uPVC double glazed window to side elevation, access to roof void and airing cupboard housing the hot water cylinder.

#### BEDROOM 1

11' 10" x 10' 9" (3.61m x 3.28m) With timber double glazed window to rear elevation, fitted wardrobe, built-in wardrobe and radiator.



#### BEDROOM 2

11' 9" x 11' 0" (3.58m x 3.35m) With timber double glazed window to front elevation, built-in wardrobe and radiator.

#### BEDROOM 3

8' 7" x 6' 3" (2.62m x 1.91m) With timber double glazed window to front elevation and radiator.

#### BATHROOM

6' 10" x 6' 4" (2.08m x 1.93m) With timber double glazed window to rear elevation, suite to comprise of low level WC, wash hand basin and bath, fully tiled walls and radiator.

#### OUTSIDE

To the front of the property there is a lawned garden with a driveway to the side providing off road parking and giving access to the attached Single Garage. To the rear of the property there is a patio seating area, lawned garden and steps down to a paved seating area and garden shed.

#### GARAGE

17' 10" x 8' 5" (5.44m x 2.57m)





**WEBSITE**

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**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.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 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**

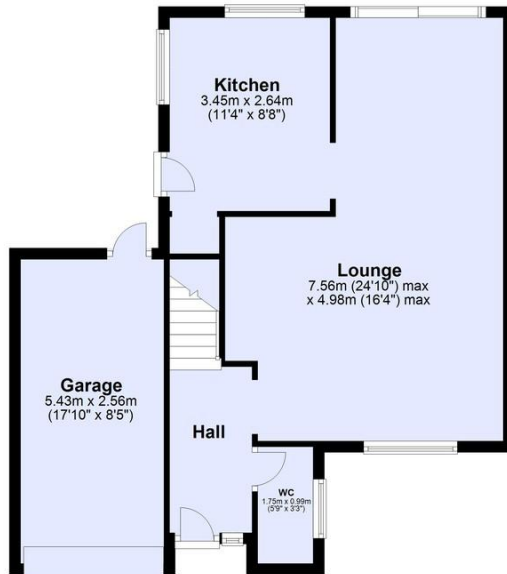
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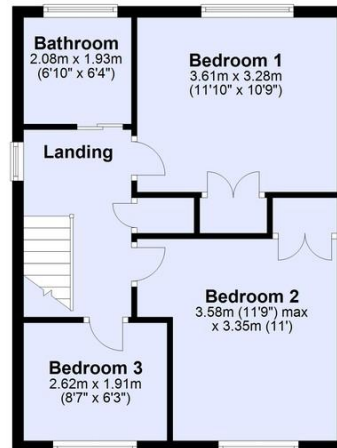
**Ground Floor**

Approx. 63.1 sq. metres (679.2 sq. feet)



**First Floor**

Approx. 42.6 sq. metres (458.7 sq. feet)



Total area: approx. 105.7 sq. metres (1137.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

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