



## 24 Waterloo Lane

Skellingthorpe, Lincoln, LN6 5SL

**£250,000**

A well-presented two bedroomed character cottage located in the popular village of Skellingthorpe. The property is being sold with No Onward Chain and offers internal accommodation to comprise of Entrance Porch, Hallway, Sitting Room, Kitchen, Utility Room, Lounge and a First Floor Landing leading to the two Bedrooms and a Bathroom. Outside to the front of the property there is a driveway providing off road parking and a rear lawned garden with paved and decked areas, flowerbeds, mature shrubs and trees and gated off road parking and a Detached Garage.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – B

**LOCAL AUTHORITY** - North Kesteven District Council

**TENURE** - Freehold.

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

**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

### PORCH

With door and window to the front aspect and door to the inner hallway.

### INNER HALLWAY

With stairs to the first floor, under stairs storage cupboard, UPVC window to the side aspect, tiled flooring and doors to the sitting room, kitchen and utility room.

### SITTING ROOM

12' 6" x 12' 5" (3.82m x 3.81m) , with window to the front aspect, decorative fireplace and radiator.

### KITCHEN

7' 10" x 12' 5" (2.39m x 3.81m) , with tiled flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral oven and four ring gas hob with extraction above and UPVC window overlooking the rear garden.

### UTILITY ROOM

4' 11" x 8' 0" (1.52m x 2.46m) , with UPVC window and door to the side aspect, fitted base units with work surfaces over, stainless steel sink unit and drainer, space for a washing machine, wall mounted cupboards, radiator and tiling.

### LOUNGE

13' 1" x 12' 6" (4.00m x 3.83m) , with UPVC windows and double doors to the rear garden, UPVC window to the side aspect, radiator and fireplace.



### FIRST FLOOR LANDING

With window to the front aspect and doors to two bedrooms and bathroom.

### BATHROOM

8' 3" x 8' 3" (2.53m x 2.53m) , with UPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, radiator, airing cupboard housing to the gas central heating boiler and tiled walls.

### BEDROOM 1

12' 5" x 12' 5" (3.80m x 3.81m) , with UPVC window to the front aspect, wooden flooring and radiator.

### BEDROOM 2

8' 2" x 12' 1" (2.50m x 3.70m) , with UPVC window to the rear aspect and radiator.



### OUTSIDE

To the front of the property there is a block paved driveway with gravelled beds and raised planters. To the rear of the property there is a lawned garden, blocked paved seating area, decked area, raised planters, garage and gated off road parking.



**WEBSITE**

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**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland 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.

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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.

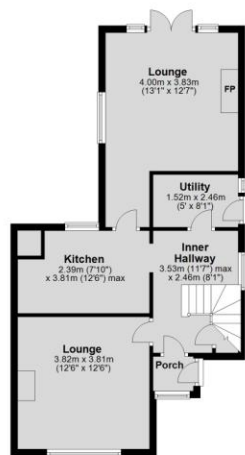
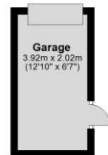
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If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

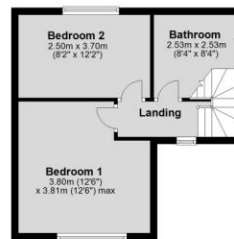
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**Ground Floor**  
Approx. 64.3 sq. metres (692.2 sq. feet)



**First Floor**  
Approx. 34.3 sq. metres (369.5 sq. feet)



Total area: approx. 98.6 sq. metres (1061.7 sq. feet)

For illustration purposes only. Plans produced using Planitrac

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