



**471 Skellingthorpe Road**

Lincoln, LN6 0QW

## **OFFERS OVER £375,000**

A well presented four bedroomed detached family home situated in this stunning lakeside location. The property is well located for easy access into Lincoln City Centre and the A46 Bypass. Internally the property offers well presented living accommodation to briefly comprise of Main Entrance Hall with Cloakroom, Lounge Diner, fitted Kitchen and Breakfast Area, Conservatory and First Floor Landing leading to four Bedrooms and Shower Room. Outside there is a driveway providing off road parking for vehicles and giving access to the Single Garage. There are gardens to both the front and rear with the rear garden backing on to a lake, with fantastic views over the water. Viewing of the property is highly recommended to appreciate the position and impressive views.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – D.**

**TENURE - Freehold.**

**VIEWINGS -** By prior appointment through Mundy's.

**DIRECTIONS**

Travelling south along the A46 Bypass and turn left onto Skellingthorpe Road. Proceed along Skellingthorpe Road and turn right onto Sandwell Drive and immediately left onto Skellingthorpe Road where the property can be located.

**LOCATION**

The property is situated to the South of Lincoln City Centre within this popular residential location and being close to a wide range of amenities, local shopping precinct, primary and secondary schooling. 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.







#### **ENTRANCE HALL**

With uPVC main entrance door, stairs rising to the First Floor Landing and double radiator.

#### **CLOAKROOM**

With WC, wash hand basin with vanity cupboard below, single radiator and uPVC window to front elevation.

#### **LOUNGE DINER**

23' 0" x 15' 2" (narrowing to 11' 10") (7.01m x 4.62m) With uPVC window to front elevation with acoustic glass and fitted shutter blinds, two double radiators, oak wood flooring, coving to ceiling and double glazed sliding patio doors to the rear garden.

#### **BREAKFAST AREA**

16' 7" x 8' 9" (5.05m x 2.67m) With fitted tall cupboards and base units with work surface over, sink unit and drainer, plumbing for a dishwasher and uPVC double patio doors to the rear garden.



#### **KITCHEN AREA**

11' 4" x 8' 8" (3.45m x 2.64m) With fitted wall, base units and drawers with work surfaces over, fitted oven, hob and microwave, extractor fan, plumbing for a washing machine, radiator, courtyard door to the Garage and double glazed sliding doors to the Conservatory.

#### **CONSERVATORY**

9' 6" x 9' 5" (2.9m x 2.87m) With uPVC windows, tiled floor and Dimplex electric heater.

#### **FIRST FLOOR LANDING**

With access to roof void, inset spotlights to ceiling, coving to ceiling and built-in storage cupboard.

#### **BEDROOM 1**

12' 7" x 11' 11" (3.84m x 3.63m) With uPVC window to front elevation, single radiator, built-in wardrobe and fitted wardrobes.

#### **BEDROOM 2**

12' 7" x 8' 10" (3.84m x 2.69m) With uPVC window to front elevation, single radiator, coving to ceiling, built-in double wardrobe and fitted single wardrobes with storage above.

#### **BEDROOM 3**

10' 0" x 8' 0" (3.05m x 2.44m) With uPVC window to rear elevation enjoying views across the water, radiator and coving to ceiling.

#### **BEDROOM 4**

8' 9" x 6' 4" (2.67m x 1.93m) With uPVC window to rear elevation enjoying views across the water, radiator and coving to ceiling.

#### **SHOWER ROOM**

6' 10" x 6' 2" (2.08m x 1.88m) With suite to comprise of fitted shower cubicle, WC and wash hand basin in vanity cupboard, towel radiator, part tiled surround, uPVC window to rear elevation, extractor fan, inset spotlights to ceiling and shaver point.

#### **OUTSIDE**

There are gardens to both the front and rear. Front garden area with a variety of well maintained flower beds and shrubs. There is a block paved driveway providing off road parking/hard standing for vehicles and giving access to the Garage. Well maintained rear garden with lawned area and covered seating area with artificial turf and a wide variety of flower beds containing mature flowers and shrubs. There are steps leading down to the lakeside with a further garden and gravelled area. There is also a side covered storage area and shed.





## GARAGE

17' 4" x 8' 6" (5.28m x 2.59m) With roller door, light, power, gas fired central heating boiler and radiator.

### 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, 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.

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

### GENERAL

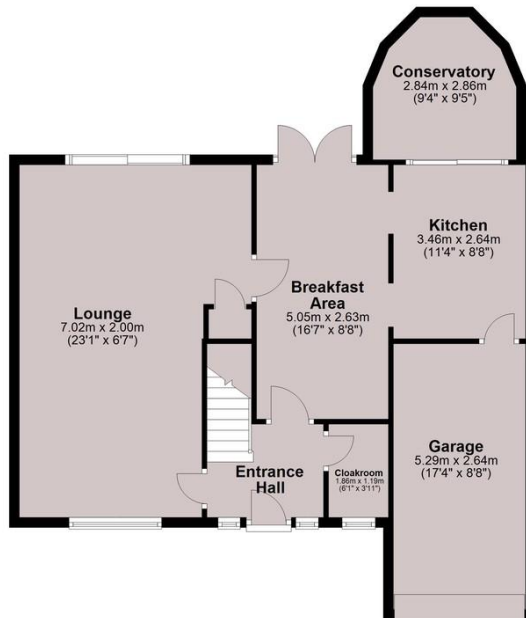
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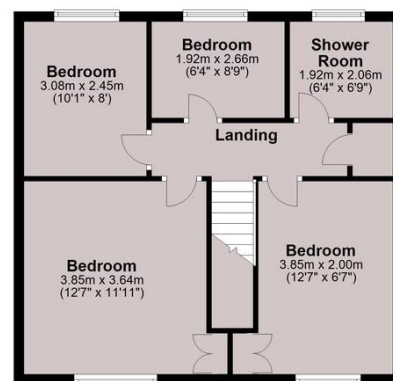
### Ground Floor

Approx. 77.2 sq. metres (830.6 sq. feet)



### First Floor

Approx. 51.7 sq. metres (556.8 sq. feet)



Total area: approx. 128.9 sq. metres (1387.4 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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