



## 100 Skellingthorpe Road

Lincoln, LN6 7QZ

**£182,500**

NO ONWARD CHAIN! An extended three bedroomed, bay fronted, semi-detached property positioned in the heart of the historic Cathedral and University City of Lincoln, just off Tritton Road. The property has easy access to the City Centre via Boultham Park Road and Tritton Road. The internal accommodation briefly comprises of Entrance Porch, Inner Hallway, bay fronted Lounge, Side Entrance giving access to the Covered Car Port, Ground Floor WC, Rear Sitting Room, Kitchen Diner and First Floor Landing leading to three Bedrooms and Bathroom. The property has been extended on the ground and first floor to offer a larger kitchen, sitting room and a bedroom. Outside to the front of the property there is ample off road parking and access to the Covered Car Port and Tandem Garage. To the rear of the property there is a seating area and lawned garden. Viewing of the property is highly recommended.





**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 Tritton Road, turn left onto Skellingthorpe Road and the property can be located on the left hand side (the fourth house).

**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 College.



## ACCOMMODATION

### ENTRANCE PORCH

With UPVC double doors and windows to the front aspect and door to the inner hallway.

### INNER HALLWAY

With stairs to the first floor landing and doors to the lounge.

### LOUNGE

14' 8" x 12' 10" (4.49m x 3.92m) , with walk-in UPVC bay window to the front aspect, radiator, door to the side entrance and inner hallway.

### SIDE ENTRANCE

With UPVC door to the side aspect, under stairs storage cupboard with shelving and doors to the kitchen, sitting room and WC.

### KITCHEN

12' 6" x 22' 6" (3.82m x 6.86m) , with UPVC window and door to the rear aspect, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven and grill, gas hob with extraction above, integral fridge freezer, space for automatic washing machine and wall mounted cupboards with complementary tiling below.

### REAR SITTING ROOM

12' 11" x 8' 9" (3.96m x 2.69m) , with UPVC window to the rear aspect, radiator and gas fire.

### WC

With UPVC window to the side aspect, WC, wash hand basin with vanity cupboard and a wall mounted gas central heating boiler.

### FIRST FLOOR LANDING

With UPVC window to the side aspect, doors to three bedrooms and bathroom and airing cupboard with shelving and hot water tank.

### FAMILY BATHROOM

3' 11" x 9' 2" (1.20m x 2.81m) , with UPVC window to the side aspect, suite to comprise of bath with shower over, WC, bidet and wash hand basin, partly tiled walls and radiator.

### BEDROOM 1

9' 4" x 12' 8" (2.87m x 3.88m) , with UPVC window to the front aspect, fitted bedroom furniture, fitted cupboard with shelving and a UPVC window to the front aspect.

### BEDROOM 2

8' 5" x 12' 4" (2.57m x 3.76m) , with UPVC window to the rear aspect, radiator and fitted cupboards.





### BEDROOM 3

12' 11" x 8' 7" (3.95m x 2.64m) , with UPVC window to the rear aspect, radiator and fitted cupboards.

### OUTSIDE

To the front of the property there is a hardstanding area and driveway providing ample off road parking and gated access to the Covered Car Port. The Covered Car Port gives access to the side entrance, Tandem Garage and the rear garden. To the rear of the property there is a concrete yard with a lawned garden and flowerbeds.

### TANDEM GARAGE

37' 6" x 9' 0" (11.44m x 2.76m) , with up and over door to the front aspect, power, lighting, UPVC windows and two UPVC doors to the side aspect.

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Move with Us and Sills and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sills & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

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#### NOTE

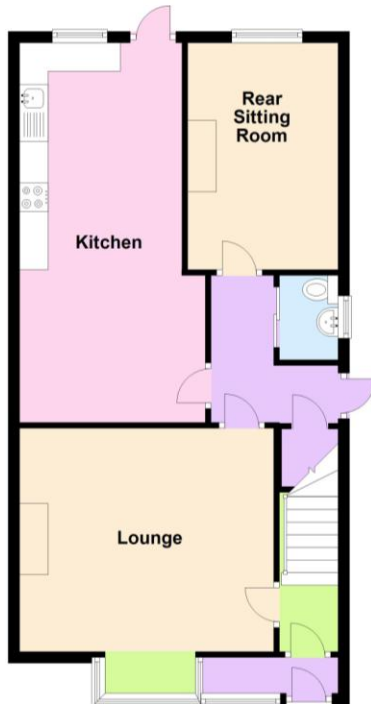
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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29 – 30 Silver Street  
Lincoln  
LN2 1AS

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

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