



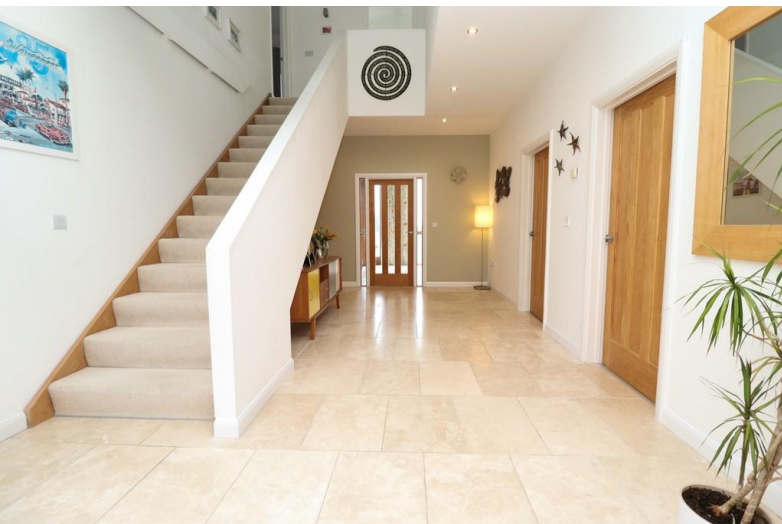
**The Edge, Wood Bank, Skellingthorpe,
Lincoln, LN6 5UD**



Book a Viewing!

£795,000

An executive and unique detached family home with versatile and spacious living accommodation. The property has had one owner since new and was individually designed. The accommodation comprises of a grand Entrance Hall, Lounge, Dining Room, Study, open plan Living Kitchen Diner, side Hall, Utility Room, ground floor Shower Room, first floor Galleried Landing with vaulted ceiling, five double Bedrooms, two with En-suite Shower Room and a family Bathroom. The property has an attached double garage, with large office above, giving the potential to create annex accommodation or ideal for working from home. The house sits in grounds of approximately 0.5 acres with lawned gardens and large driveway to the front and extensive lawned gardens with open field views to the rear. Viewing of this one of a kind property is highly recommended to appreciate the accommodation on offer.



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SERVICES

Mains Electric and Drainage, Oil Fired Central Heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundy's.

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.



RECEPTION HALL

19' 5" x 11' 7" (5.93m x 3.55m) A magnificent and welcoming entrance hall with entrance door and floor to ceiling double glazed feature window to the front aspect, staircase to the first floor, tiled flooring with underfloor heating, understairs storage cupboard and spotlights.

STUDY

13' 0" x 9' 3" (3.97m x 2.83m) With two double glazed windows to the front aspect, double glazed window to the side aspect and wood effect flooring with underfloor heating.

LOUNGE

16' 5" x 13' 0" (5.02m x 3.98m) With double glazed window to the front and side aspects and wood effect flooring with underfloor heating.

DINING ROOM

13' 9" x 11' 7" (4.21m x 3.55m) A versatile room with double glazed French doors to the garden, double glazed picture window to the rear aspect and tiled flooring with underfloor heating.



KITCHEN DINER

26' 0" x 13' 0" (7.95m x 3.98m) Fitted with a range of wall and base units with work surfaces over and central island, electric oven and hob with extractor fan over, integrated fridge and dishwasher, 1½ bowl sink and drainer with mixer tap over, tiled splashbacks, tiled flooring with underfloor heating, spotlights, double glazed window to the front aspect, double glazed French doors to the rear garden and double glazed picture windows to the side and rear aspects.



SIDE HALL

With entrance door to the front, door to the rear garden, cloaks cupboard and tiled flooring with underfloor heating.

SHOWER ROOM

6' 5 (max)" x 9' 8 (max)" (1.96m x 2.95m) Fitted with a three piece suite comprising of walk in shower cubicle, pedestal wash hand basin and close coupled WC, part tiled walls, tiled flooring with underfloor heating and double glazed window to the side aspect.



UTILITY ROOM

9' 6" x 6' 1" (2.90m x 1.87m) Fitted with wall and base units with work surfaces over, stainless steel 1½ bowl sink and drainer with mixer tap over, spaces for washing machine and fridge freezer, double glazed window to the side aspect and tiled flooring with underfloor heating.



BOILER ROOM

With oil fired central heating boiler, tiled flooring and storage shelving.

FIRST FLOOR GALLERIED LANDING

19' 4" x 11' 6" (5.90m x 3.52m) With impressive vaulted ceiling, floor to ceiling double glazed feature window to the front aspect and radiator.

BEDROOM 1

13' 5" x 12' 11" (4.09m x 3.96m) With two double glazed windows to the rear aspect, two double glazed windows to the side aspect, a range of fitted wardrobes and radiator.



EN-SUITE SHOWER ROOM

12' 11" x 3' 10" (3.96m x 1.18m) Fitted with a three piece suite comprising of walk in shower cubicle, close coupled WC and wash hand basin in a vanity style unit, part tiled walls, chrome towel radiator and double glazed window to the side aspect.

BEDROOM 2

12' 11" x 9' 6" (3.96m x 2.91m) With two double glazed windows to the rear aspect, fitted wardrobes and radiator.

EN-SUITE SHOWER ROOM

6' 5" x 4' 11" (1.97m x 1.52m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, towel radiator and double glazed window to the side aspect.



BEDROOM 3

13' 1" x 9' 3" (3.99m x 2.83m) With two double glazed windows to the front aspect, fitted wardrobes and radiator.

BEDROOM 4

12' 11" x 7' 10" (3.96m x 2.41m) With two double glazed windows to the front aspect and radiator.

BEDROOM 5

11' 6" x 8' 0" (3.52m x 2.44m) With vaulted ceiling, two double glazed windows to the rear aspect and radiator.



BATHROOM

7' 7" x 6' 5" (2.32m x 1.96m) Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, tiled walls and towel radiator.



DOUBLE GARAGE

22' 11" x 18' 0" (6.99m x 5.51m) With twin electric roller doors, electric vehicle charging point, storage cupboards, double glazed window to the rear aspect, light and power.

OFFICE

22' 11" x 16' 4" (6.99m x 4.98m) A versatile room above the garage, with double glazed bay window, double glazed window to the side aspect, Velux window and radiator.

OUTSIDE

The property is approached by a long gravelled driveway, providing off street parking for multiple vehicles and giving access to the double garage. There is a front garden laid mainly to lawn with mature trees. To the rear of the property is a generous garden laid to lawn with a patio seating area. The property sits on grounds of approximately 0.5 acres.



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

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, Dale & Co and Gilson Gray 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.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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

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:

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a not verified.

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Ground Floor
Approx. 165.6 sq. metres (1793.1 sq. feet)



First Floor
Approx. 133.8 sq. metres (1440.2 sq. feet)



Total area: approx. 300.4 sq. metres (3233.4 sq. feet)
For illustration purposes only
Plan produced using PlanUp

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.