



## 41a Waterloo Lane

Skellingthorpe, Lincoln, LN6 5SJ

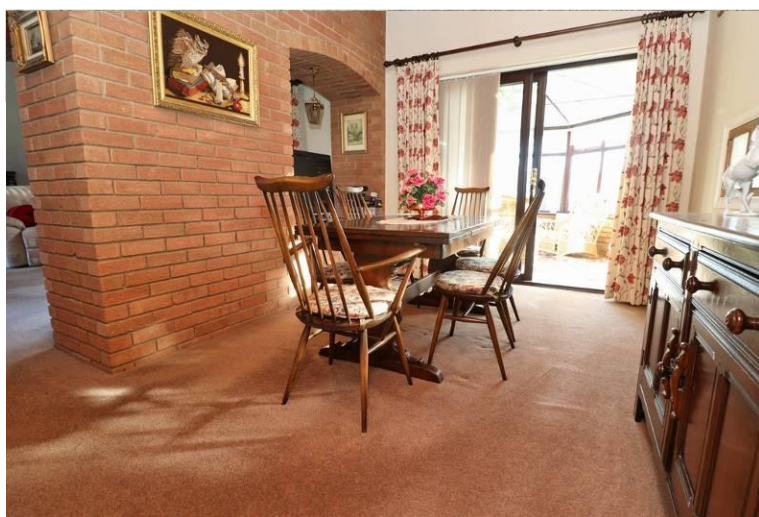


Book a Viewing!

**£345,000**

A spacious 3 bedroom detached bungalow situated on a generous plot within the popular and convenient village of Skellingthorpe, just to the West of the Cathedral City of Lincoln. Internally the property is well-presented and offers living accommodation to briefly comprise of a welcoming Entrance Hall, spacious Lounge, Dining Room, Conservatory, modern Kitchen/Breakfast Room, Utility Room, Inner Hallway, three double Bedrooms, Bathroom with five piece suite and further Cloakroom/WC. Outside the property sits on a well proportioned plot with lawned gardens to the front and rear aspects, a detached double garage and a large driveway providing ample off street parking. The property further benefits from Solar Panels. Viewing is highly recommended. NO CHAIN.





**SERVICES**

All mains services available. Gas central heating, Solar panels.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – D.

**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.





#### HALL

An impressive entrance hall with vaulted ceiling, double glazed picture window to the side aspect, storage cupboard and radiator.

#### LOUNGE

17' 4" x 13' 0" (5.30m x 3.97m) With two double glazed picture windows to the front aspect, double glazed window to the rear aspect, gas fire inset within a feature fireplace on decorative exposed brick wall and radiator.

#### DINING ROOM

12' 11" x 9' 1" (3.96m x 2.78m) With double glazed sliding patio doors to the conservatory and radiator.

#### CONSERVATORY

11' 5" x 7' 9" (3.50m x 2.37m) With double glazed French doors to the rear garden and ceiling fan.



#### KITCHEN/BREAKFAST ROOM

12' 10" x 9' 2" (3.92m x 2.80m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel 1½ sink with side drainer and mixer tap over, electric oven and five ring gas hob, space for dishwasher, tiled walls and flooring, radiator and double glazed window to the rear aspect.

#### UTILITY ROOM

12' 11" x 6' 1" (3.95m x 1.86m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, part tiled walls and double glazed window to the side aspect and door to the rear garden.



#### INNER HALLWAY

With radiator, loft access point, spotlights and airing cupboard with shelving and housing the gas fired central heating boiler.

#### BEDROOM 1

16' 8" x 11' 0" (5.09m x 3.37m) With fitted wardrobes, double glazed window to the side aspect and radiator.

#### BEDROOM 2

12' 11" x 9' 8" (3.96m x 2.96m) With double glazed window to the front aspect and radiator.

#### BEDROOM 3

10' 0" x 10' 0" (3.06m x 3.06m) With fitted wardrobes, double glazed window to the side aspect and radiator.



#### BATHROOM

8' 10" x 6' 5" (2.71m x 1.97m) Fitted with a five piece suite comprising of shower cubicle, close coupled WC, twin pedestal wash hand basins and bidet, tiled walls and flooring, chrome towel radiator, spotlights and double glazed window to the side aspect.

#### CLOAKROOM/WC

With close coupled WC and wall mounted wash hand basin, tiled walls and flooring, chrome towel radiator and double glazed window to the side aspect.



## OUTSIDE

The property sits on a generous plot set back from the road. To the front aspect there is a lawned garden with mature shrubs, a large driveway set behind low level wall providing ample off street parking for multiple vehicles, a detached double garage with electric roller door to the front aspect, side personal door, light and power. To the rear aspect there is a private and enclosed garden laid mainly to lawn with patio seating area, mature shrubs and borders and two sheds.

### 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

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman 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.

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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.

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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.
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