



## 51a Waterloo Lane, Skellingthorpe, Lincoln, LN6 5SN



Book a Viewing!

**£495,000**

A well-presented five bedroom detached house with accommodation across three floors, situated in a stunning tucked away position in the popular village of Skellingthorpe. The spacious internal accommodation on the Ground Floor comprises of Hall, Cloakroom/WC, Lounge, Dining Room, Study, Kitchen/Breakfast Room, Utility Room and Conservatory. To the First Floor there is a Landing leading to a Master Bedroom with large Dressing Room and En-Suite Shower Room, two further Bedrooms and a Family Bathroom. On the Second Floor there is a Landing leading to another two Double Bedrooms. Outside, the property has a lawned front garden, a driveway for multiple vehicles and a double garage. To the rear there is an enclosed and private garden. The property further benefits from No Onward Chain and viewing of this fantastic family home is highly recommended.







#### **SERVICES**

All mains services available. Gas central heating.

#### **EPC RATING — C.**

**COUNCIL TAX BAND — E** (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

### HALL

With staircase to the First Floor and radiator.

### LOUNGE

16' 2" x 11' 5" (4.94m x 3.50m) With two double glazed windows to the front aspect, double glazed window to the side aspect, gas fire set within a decorative fireplace and two radiators.

### STUDY

10' 2" x 7' 10" (3.10m x 2.39m) With double glazed window to the front aspect, laminate flooring and radiator.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, tiled flooring and radiator.

### KITCHEN/BREAKFAST ROOM

17' 3" x 11' 1" (5.27m x 3.38m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, integrated fridge freezer, space for dishwasher, tiled splashbacks, radiator, three double glazed windows to the side and rear aspects and door to the garden.

### UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for a washing machine and tumble dryer, tiled splashbacks and door to the side aspect.

### DINING ROOM

11' 5" x 8' 7" (3.50m x 2.64m) With double glazed sliding patio doors to the Conservatory and radiator.

### CONSERVATORY

10' 6" x 8' 2" (3.21m x 2.50m) With double glazed French doors to the rear garden, tiled flooring, ceiling fan and two electric Dimplex heaters.

### FIRST FLOOR LANDING

With double glazed window to the front aspect, airing cupboard and radiator.





#### BEDROOM 1

14' 2" x 11' 5" (4.33m x 3.49m) With two double glazed windows to the rear aspect and radiator.

#### DRESSING ROOM

11' 5" x 10' 10" (3.50m x 3.32m) With a range of fitted wardrobes, dressing table, two double glazed windows to the front aspect and radiator.

#### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity-style unit and close coupled WC, tiled walls, radiator and double glazed window to the rear aspect.



#### BEDROOM 2

13' 3" x 8' 9" (4.06m x 2.67m) , with two double glazed windows to the rear aspect and radiator.

#### BEDROOM 3

10' 0" x 9' 4" (3.06m x 2.86m) , with double glazed window to the front aspect and radiator.

#### BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls, tiled flooring, radiator and double glazed window to the side aspect.



#### SECOND FLOOR LANDING

Leading to two Bedrooms.

#### BEDROOM 4

12' 10" x 11' 4" (3.92m x 3.47m) With Velux window and radiator.

#### BEDROOM 5

12' 10" x 10' 0" (3.92m x 3.06m) With two double wardrobes, Velux window and radiator.



#### OUTSIDE

The property sits on a generous plot in a tucked away position. There is a driveway providing off-street parking for multiple vehicles and access to the double garage. The garage has twin up and over doors to the front aspect, personnel door to the side aspect, double glazed window to the rear, light and power. There is a lawned front garden with mature shrubs. To the rear there is an extensive enclosed garden laid mainly to lawn with a patio seating area, mature shrubs and areas of woodland.





#### WEBSITE

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#### 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.

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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 who 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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#### 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 Mundy has any authority to make or give representation or warranty whatever in relation to this property.
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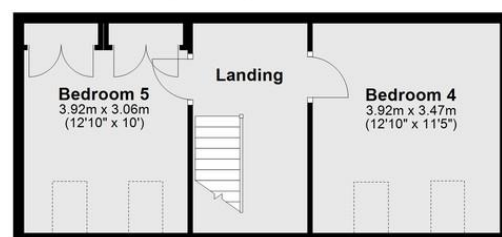




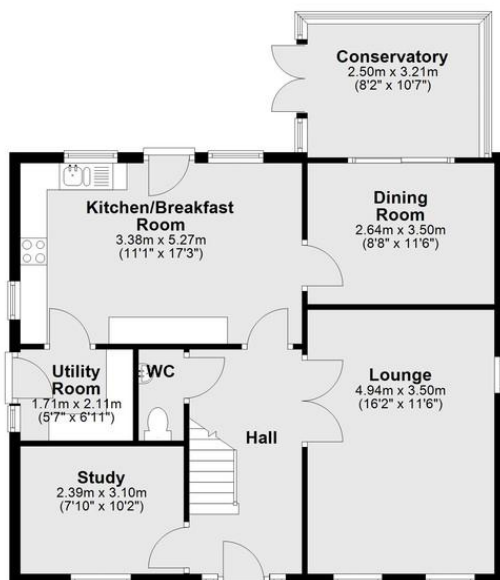
**First Floor**  
Approx. 68.3 sq. metres (735.3 sq. feet)



**Second Floor**  
Approx. 34.8 sq. metres (374.3 sq. feet)



**Ground Floor**  
Approx. 76.6 sq. metres (824.2 sq. feet)



Total area: approx. 179.7 sq. metres (1933.8 sq. feet)

**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 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.

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