



## 29 Poachers Brook

Skellingthorpe, Lincoln, LN6 5AS



Book a Viewing!

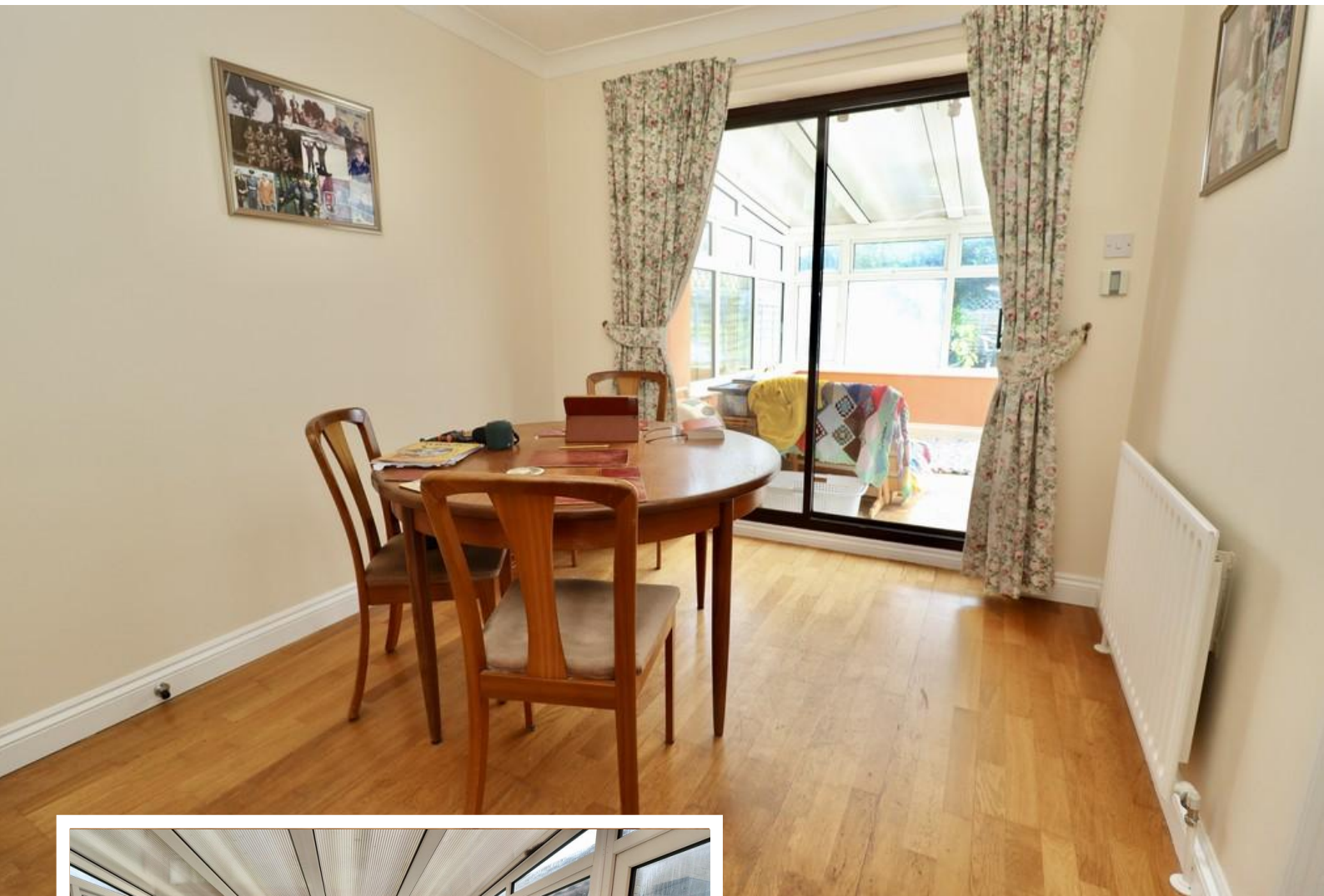
**£220,000**

Situated in a tucked away position in the popular village of Skellingthorpe, a three bedroom semi-detached house with well-presented living accommodation comprising of Hall, Lounge, Dining Room, Conservatory, Fitted Kitchen and a First Floor Landing leading to three Bedrooms and a Bathroom. The property is situated on a pleasant plot with lawned garden to the front and low maintenance paved garden to the rear, a driveway for off street parking and a garage. Viewing is highly recommended.





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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — to follow.

**COUNCIL TAX BAND** — B.

**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

With staircase to the first floor, double glazed window to the front aspect and radiator.

#### LOUNGE

11' 9" x 14' 0" (3.60m x 4.29m) With double bay window to the front aspect, gas fire in a decorative fireplace, wood effect flooring and radiator.

#### DINING ROOM

8' 9" x 8' 9" (2.68m x 2.67m) With double glazed patio door to the conservatory, under stairs storage cupboard, wood effect flooring and radiator.

#### CONSERVATORY

10' 8" x 9' 3" (3.26m x 2.82m) With double glazed door to the rear garden and tiled flooring.



#### KITCHEN

8' 9" x 8' 1" (2.67m x 2.48m) 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 washing machine, cooker and fridge, tiled flooring and splashbacks, wall mounted gas fired central heating boiler, spotlights, double glazed window to the rear aspect and door to the rear garden.

#### FIRST FLOOR LANDING

With airing cupboard.

#### BEDROOM 1

11' 1" x 8' 10" (3.40m x 2.70m) With double glazed window to the front aspect and radiator.



#### BEDROOM 2

9' 6" x 8' 10" (2.92m x 2.71m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 3

8' 1" x 6' 3" (2.48m x 1.92m) With double glazed window to the rear aspect and radiator.

#### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, part tiled walls, radiator and double glazed window to the front aspect.

#### OUTSIDE

To the front of the property there is a lawned garden with mature shrubs and a driveway providing ample off street parking for multiple vehicles and access to the garage. The garage has roller shutter door to the front, side personnel door, water, light and power. To the rear of the property there is a low maintenance enclosed rear garden mainly paved with gravelled area and fruit trees.



#### WEBSITE

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#### 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 them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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.

#### 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

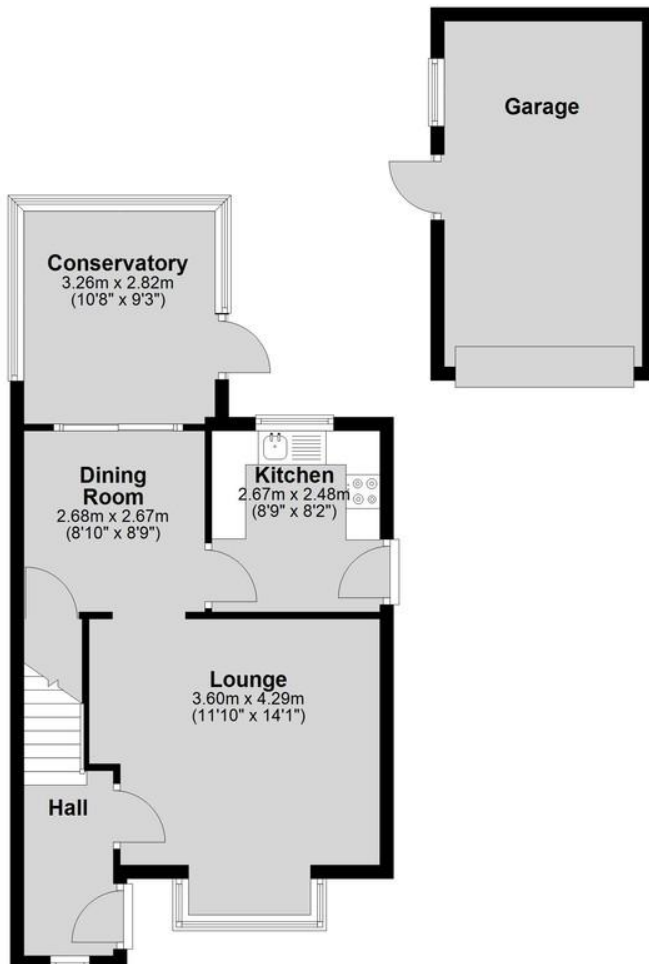
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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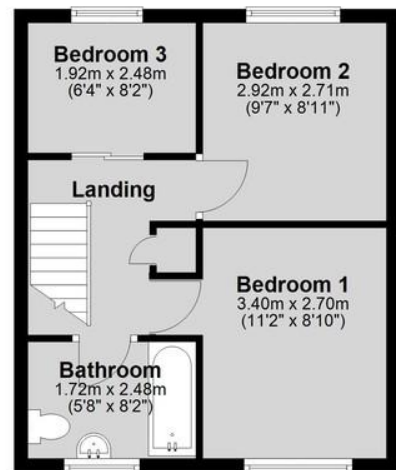
### Ground Floor

Approx. 60.3 sq. metres (648.8 sq. feet)



### First Floor

Approx. 33.9 sq. metres (365.4 sq. feet)



Total area: approx. 94.2 sq. metres (1014.1 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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.

