9 Dene Close

Skellingthorpe, Lincoln, LN6 5SU

Book a Viewing!

£240,000

A well-presented two bedroom detached bungalow in a tucked away cul de sac position in the popular village of Skellingthorpe. The accommodation on offer comprises of Entrance Hall, Lounge, Kitchen/Breakfast Room, Conservatory, two Bedrooms and a Bathroom. To the front of the property there is a low maintenance garden and a driveway for multiple vehicles, leading to a single garage. To the rear there is a beautiful landscaped garden. Viewing of this property is highly recommended.

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SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

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.

ACCOMMODATION

HALL
With radiator.

LOUNGE
18' 3" x 12' 0" (5.57m x 3.66m) With double glazed windows to the front and side aspects, electric fire set within a decorative fireplace and two radiators.

KITCHEN/BREAKFAST ROOM
11' 11" x 11' 4" (3.65m x 3.46m) Fitted with a range of wall and base units with work surfaces over, electric oven, gas hob with extractor fan, integrated fridge freezer, space for washing machine, stainless steel sink with side drainer and mixer tap over, tiled splashbacks and flooring, radiator and double glazed windows to the side and rear aspects.

BEDROOM 1
14' 10" x 11' 1" (4.54m x 3.39m) With double glazed window to the front aspect and radiator.

BEDROOM 2
11' 4" x 11' 1" (3.47m x 3.39m) 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, radiator, tiled splashbacks and flooring, airing cupboard housing the gas fired central heating boiler and double glazed window to the side aspect.

CONSERVATORY
9' 9" x 7' 4" (2.99m x 2.25m) With double glazed French doors to the rear garden and tiled flooring.

OUTSIDE
To the front of the property there is a low maintenance garden laid mainly to gravelled area with shrubs inset. There is a gravelled driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an up and over door to the front, side personnel door, light and power. To the rear there is an enclosed landscaped garden, paved with gravelled borders.

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

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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, 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.

Claverings 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 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 93.8 sq. metres (1009.3 sq. feet)

Total area: approx. 93.8 sq. metres (1009.3 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 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.

The Property Ombudsman