



**16 Woodland Avenue**  
Skellingthorpe, Lincoln, LN6 5TE



Book a Viewing!

**£235,000**

A three bedroom double bay fronted detached bungalow in a cul de sac position within the popular village of Skellingthorpe. The property has well-presented living accommodation comprising of Porch, Entrance Hall, Lounge, Kitchen, Conservatory, three Bedrooms and a Shower Room. Outside there is a low maintenance front garden, a gated block paved driveway, partly covered by carport, a single garage and an enclosed rear garden. Viewing is highly recommended. NO CHAIN.





#### **SERVICES**

All mains services available. The gas supply to the property has been capped at the vendor's personal preference.

**EPC RATING – F.**

**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

### PORCH

With tiled flooring.

### HALL

With airing cupboard and radiator.

### LOUNGE

13' 10" x 11' 5" (4.23m x 3.48m) With double glazed bay window to the front aspect and radiator.

### KITCHEN

10' 9" x 9' 10" (3.30m x 3.01m) Fitted with a range of wall and base units with work surfaces over, ceramic sink with side drainer and a mixer tap over, spaces for oven, fridge, freezer and washing machine, tiled walls, radiator, electric hob, double glazed window to the rear aspect and door to the conservatory.

### CONSERVATORY

9' 3" x 6' 3" (2.84m x 1.93m) With door to the garden, radiator and tiled flooring.

### BEDROOM 1

10' 5" x 9' 7" (3.19m x 2.93m) With double glazed bay window to the front aspect and radiator.

### BEDROOM 2

8' 7" x 8' 4" (2.63m x 2.55m) With double glazed window to the rear aspect and radiator.

### BEDROOM 3

10' 5" x 5' 11" (3.19m x 1.81m) With double glazed window to the side aspect and radiator.

### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, radiator and double glazed window to the rear aspect.

### OUTSIDE

To the front of the property there is a gravelled garden with shrubs inset. There is a gated block paved driveway providing off street parking for multiple vehicles, partly covered by a carport, giving access to a single garage. The garage has an up and over door to the front, light and power. To the rear of the property there is an enclosed gravelled garden with mature shrubs and garden shed.





#### WEBSITE

Our detailed web site 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

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

Solicitors & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, 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.

CWHL, J Walker and Calum 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 556084 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:

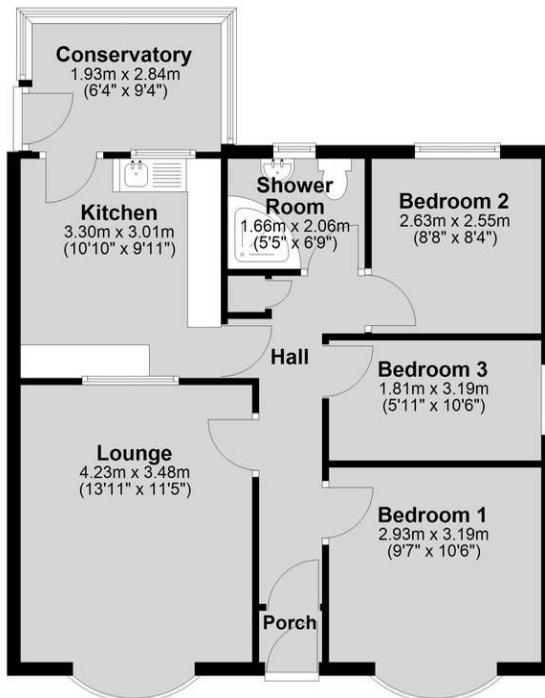
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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### Ground Floor

Approx. 65.7 sq. metres (707.1 sq. feet)



Total area: approx. 65.7 sq. metres (707.1 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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.