



## 3 Church Road

Skellingthorpe, Lincoln, LN6 5UW



Book a Viewing!

**£275,000**

A spacious three bedroom detached bungalow, positioned in the heart of Skellingthorpe, offering a fantastic opportunity to modernise and create a home tailored to individual taste. Occupying a generous plot and backing directly onto playing fields, the property enjoys open views to the rear and a high degree of privacy, while providing well-proportioned accommodation throughout. Offered for sale with no onward chain, this is an ideal purchase for those seeking a project in a popular village location with excellent access to the A46. The accommodation comprises of a porch, entrance hall with airing cupboard, spacious lounge with feature fireplace and French doors leading to the conservatory, kitchen/diner, utility room with access to the garden, three bedrooms, a family bathroom and a separate cloakroom/WC.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – C.

**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

### HALL

With airing cupboard and radiator.

### LOUNGE

16' 11" x 12' 10" (5.16m x 3.92m) With two double glazed windows to the side aspect, gas fire set within a feature fireplace, double glazed French doors to the conservatory and two radiators.

### CONSERVATORY

13' 8" x 11' 4" (4.17m x 3.46m) With double glazed French doors to the rear garden.

### KITCHEN/DINER

12' 11" x 11' 8" (3.95m x 3.58m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for cooker, fridge freezer, washing machine and dishwasher, tiled flooring and splashbacks, wall mounted gas fire central heating boiler and double glazed windows to the side and rear aspects.

### UTILITY ROOM

12' 5" x 6' 2" (3.79m x 1.90m) Fitted with a range of base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, tiled flooring, double glazed windows to the side and rear aspects, door to the conservatory and door to the garden.

### BEDROOM 1

12' 10" x 11' 10" (3.93m x 3.61m) Fitted with the range of bedroom furniture including wardrobes, over bed storage and bedside tables, double glazed window to the front aspect and radiator.

### BEDROOM 2

11' 10" x 9' 9" (3.61m x 2.99m) With double glazed window to the front aspect and radiator.

### BEDROOM 3

10' 11" x 7' 5" (3.35m x 2.28m) With double glazed window to the side aspect and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, tiled walls and flooring, airing cupboard and double glazed window to the side aspect

### CLOAKROOM/WC

With close coupled WC, tiled flooring and double glazed window to the side aspect.

### OUTSIDE

The rear garden is laid mainly to lawn and features a slabbed patio area alongside a raised decking seating space, ideal for outdoor dining and entertaining. A summer house is positioned to the rear, with the garden backing directly onto playing fields, offering a pleasant open aspect and a good degree of privacy, not being directly overlooked. There is also side access leading to the front and garage. To the front, the property benefits from a driveway providing off street parking for multiple vehicles, complemented by an additional slabbed patio area and a gravelled frontage with mature trees and hedging creating a well-established boundary.





## GARAGE

17' 1" x 7' 3" (5.21m x 2.21m) With an up and over door and additional pedestrian door allowing further access.

### 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 & 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.

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.

### 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

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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### Ground Floor

Approx. 122.6 sq. metres (1319.6 sq. feet)



Total area: approx. 122.6 sq. metres (1319.6 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.



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