



1 Stirling Way
Skellingthorpe, LN6 5TN



Book a Viewing!

£420,000

Ideally positioned on a corner plot in the sought after village of Skellingthorpe, this impressive Four Bedroom Detached Home has been thoughtfully extended by the current owners to offer spacious, well presented living throughout. The accommodation briefly comprises an Entrance Hall, Cloakroom/WC, a comfortable Lounge and a stylish, modern Kitchen Diner perfect for family living and entertaining. A versatile and generously sized Family Room, along with a separate Study, provides flexible space to suit a range of needs. To the First Floor, the property offers Four well proportioned Bedrooms, two benefiting from En-suite Shower Rooms, alongside a luxurious Family Bathroom. Externally, the home boasts attractive front and rear gardens, a driveway providing ample off-street parking and a single garage. Viewing is highly recommended to fully appreciate the space and quality this extended home has to offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

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.



ACCOMODATION

ENTRANCE HALL

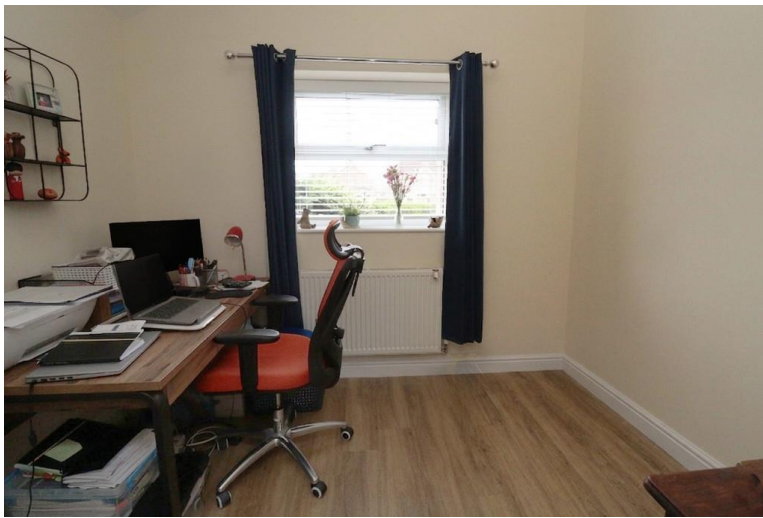
With staircase to the first floor, under stairs storage cupboard, laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled flooring and splashbacks, radiator and double glazed window to the front aspect.

LOUNGE

16' 6" x 17' 7" (5.03m x 5.38m) With double glazed window to the front aspect, decorative fireplace, laminate flooring and radiator.



KITCHEN DINER

22' 11" x 9' 9" (7.00m x 2.98m) Fitted with a range of wall and base units with work surfaces over, electric oven with gas hob and extractor fan, ceramic 1 1/2 bowl sink with side drainer and mixer tap over, integrated dishwasher, spaces for fridge freezer and washing machine, tiled splashbacks, laminate flooring, tall radiator, double glazed window to the rear aspect and door to the garden.

FAMILY ROOM

21' 1" x 14' 0" (6.45m x 4.29m) With double glazed French doors to the rear garden, two Velux windows, decorative fireplace, laminate flooring and tall radiator.

STUDY

9' 5" x 7' 8" (2.88m x 2.36m) With double glazed window to the front aspect and radiator.



FIRST FLOOR LANDING

BEDROOM 1

23' 6" x 10' 6" (7.18m x 3.21m) With double glazed window to the rear aspect and radiator.

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin, tiled splashbacks, laminate flooring, towel radiator and double glazed window to the side aspect.

BEDROOM 2

13' 0" x 10' 3" (3.97m x 3.14m) With double glazed window to the front aspect and radiator.



EN SUITE SHOWER ROOM

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

BEDROOM 3

8' 10" x 8' 0" (2.71m x 2.45m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.

BEDROOM 4

11' 4" x 8' 1" (3.46m x 2.47m) With double glazed window to the rear aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of freestanding roll top bath with shower over, pedestal wash hand basin and close coupled WC, tiled flooring and splashbacks, chrome towel radiator and double glazed window to the rear aspect.

OUTSIDE

The property sits on a corner plot with a gravelled drive to the front and a driveway providing off street parking for multiple vehicles and access to the garage. The garage has up-and-over door to the front, wall mounted gas fired central heating boiler, light and power. To the rear there is an enclosed garden laid mainly to lawn with decked seating area and summer house.



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.n

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 - HOW WE MAY REFER YOU TO

Sills & Stetledge, 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 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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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 556098 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

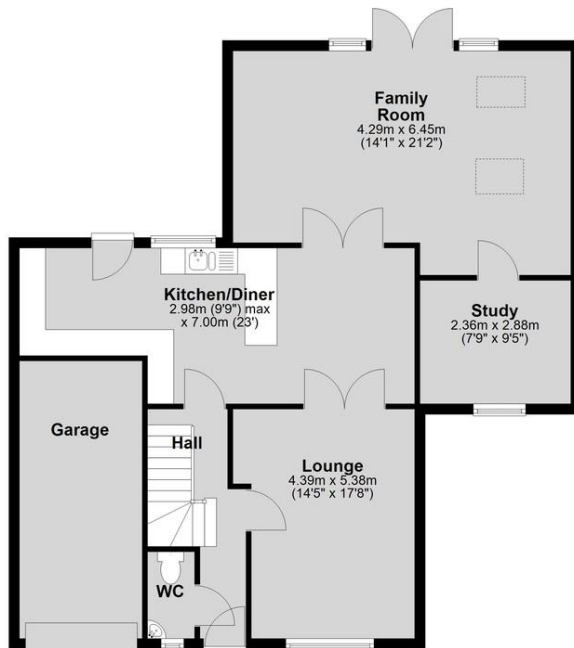
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given their ethical:

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 whatsoever 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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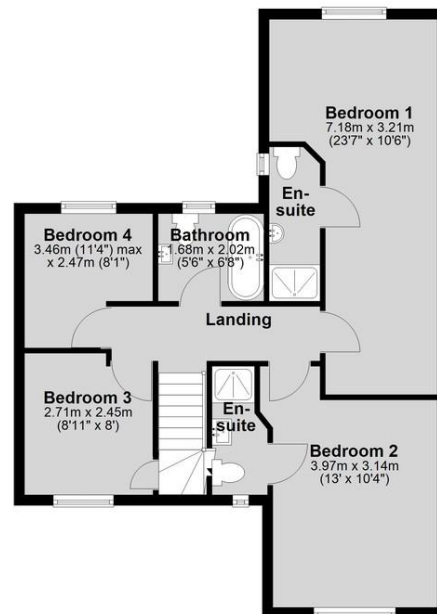
Ground Floor

Approx. 96.3 sq. metres (1036.3 sq. feet)



First Floor

Approx. 59.9 sq. metres (645.1 sq. feet)



Total area: approx. 156.2 sq. metres (1681.4 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 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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