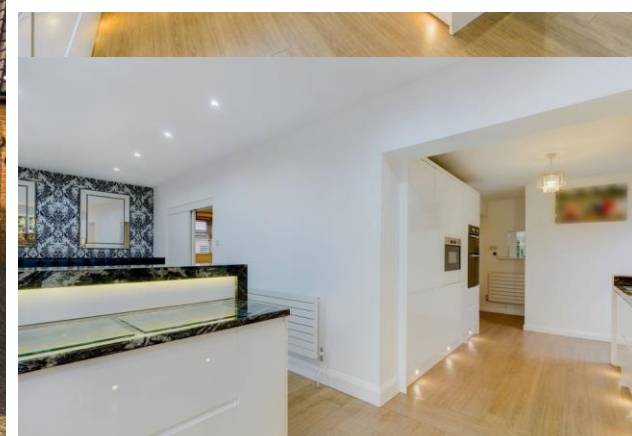


FOR SALE



Dene Road, Skellingthorpe, Lincoln
Offers in Excess Of £340,000


MARTIN&CO



Dene Road, Skellingthorpe, Lincoln

5 Bedrooms, 2 Bathrooms

Offers in Excess Of £340,000

- Extended Detached Bungalow
- Open Plan Kitchen Diner
- Master Bedroom with Ensuite and Dressing Area
- Two Ensuite Bedrooms

Extended detached five bedroom family home within the popular village of Skellingthorpe. This deceptively spacious home offers flexible living throughout and is finished to a high standard. Viewings are recommended to fully appreciate all that this property has to offer. Sold with no onward chain.

Skellingthorpe village benefits from local amenities to include shops, primary schooling and public houses. Regular bus service is available into the City Centre and with easy access to the A46 bypass.

ENTRANCE HALL PVC entrance door onto vinyl flooring, spot lit ceiling, radiator and access to the loft housing a pull down ladder, lighting and partial boarding.

UTILITY ROOM 9' 9" x 7' 6" (2.984m x 2.305m) Base and eye level units, roll edge work surface and tiled splash backs with an inset stainless steel sink and drainer. Vinyl flooring, PVC window to the front, radiator, fluorescent light fitting, fitted storage cupboard, mains consumer unit and wall mounted Worcester combination boiler. Space and plumbing for both a washing machine and a separate tumble dryer.



BATHROOM 7' 6" x 5' 8" (2.291m x 1.742m) plus 1.409m x 0.872m approximately. Benefitting from a four piece suite comprising of a low level WC, vanity sink, bath and a walk in wet room style mains shower. Radiator, fully tiled walls, vinyl flooring, spot lit ceiling and extractor, PVC window to the side, heated towel rail and a storage cupboard.

HALL Vinyl flooring and a spot lit ceiling.

BEDROOM 11' 0" x 8' 9" (3.377m x 2.686m) PVC bay fronted window, carpet flooring, light fitting and a radiator.

ENSUITE SHOWER ROOM 8' 11" x 2' 6" (2.726m x 0.769m) Fully tiled room with a low level WC, vanity sink and an electric powered shower cubicle. Spot lit ceiling, extractor and a heated towel rail.

MASTER BEDROOM 10' 0" x 9' 5" (3.066m x 2.887m) Carpet flooring, spot lights and a separate light fitting plus PVC patio doors leading out to the rear private terrace. The master bedroom benefits from recesses to the wall to house a multimedia system including wiring in place for surround sound. Access to the loft housing a pull down ladder, lighting and partial boarding. Dressing area (2.248m x 1.594m) has a PVC window to the front, spot lights, radiator and carpet flooring.

ENSUITE BATHROOM 6' 11" x 5' 5" (2.120m x 1.676m) max measurements. Fully tiled room with a low level WC, vanity sink and a bath with a luxury rainfall showerhead and handheld shower head sprayer over. PVC window to the front aspect, heated towel rail, spot lit ceiling and an extractor.

HALL Vinyl flooring, spot lit ceiling, Salus thermostatic control and access to the loft housing a pull down ladder, lighting and partial boarding.



BEDROOM 11' 6" x 8' 2" (3.526m x 2.509m) PVC window to the side aspect, carpet flooring, pendant fitting and a radiator.

BEDROOM 10' 3" x 7' 8" (3.129m x 2.348m) max measurements. PVC window to the side aspect, carpet flooring, pendant fitting, radiator and a built in wardrobe.

WC 4' 7" x 1' 11" (1.411m x 0.605m) Low level WC, vanity sink, carpet flooring, spot lit ceiling and an extractor.

BEDROOM 11' 11" x 7' 11" (3.635m x 2.424m) PVC window to the side aspect, carpet flooring, pendant fitting and a radiator.

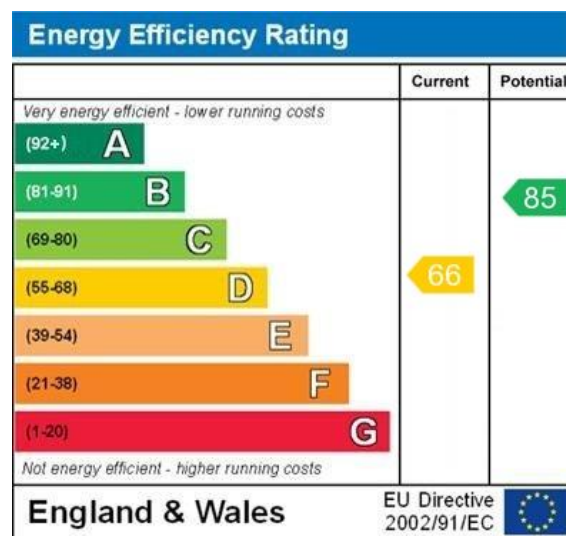
KITCHEN 10' 5" x 8' 8" (3.189m x 2.645m) Base and eye level high gloss units with roll edge work surfaces, matching upstand and plinth lighting. Fitted double oven and microwave, gas hob with extractor over plus an integrated fridge freezer. Vinyl flooring, radiator, pendant fitting and a PVC side door.

KITCHEN/DINER 23' 9" x 8' 10" (7.259m x 2.702m) Base and eye level high gloss units with roll edge work surfaces and a breakfast bar, matching upstand, plinth and unit lighting. Inset stainless steel drop sink with covers, integrated dishwasher and wine chiller. Vinyl flooring, radiator and a spot lit ceiling. PVC French doors to the rear and fitted dining furniture.

LIVING ROOM 14' 10" x 11' 0" (4.536m x 3.353m) PVC windows to the side aspect, light fitting, radiator and vinyl flooring. Atmos surround sound speakers fitted and included.

OUTSIDE To the front is a concrete driveway suitable for 4/5 vehicles to park off road plus planted and raised borders. Gated access to the rear. The rear boasts a South West facing, private and fully enclosed garden being mainly laid to lawn with gravel and planted areas and a patio seating area. Included with the sale are four sheds, two of which offer power and lighting plus a summer house. The terrace leading off the master bedroom is setup for a hot tub with its own consumer unit. There is a water supply, light and power outlets in the rear garden.

FIXTURES & FITTINGS Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



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Approximate total area⁽¹⁾

131.73 m²

1417.90 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.