



Hodson Close, Skellingthorpe, Lincoln

Offers In Excess Of £270,000


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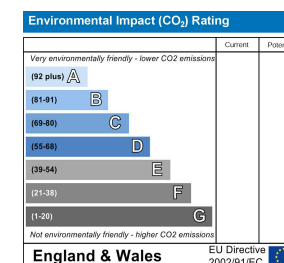
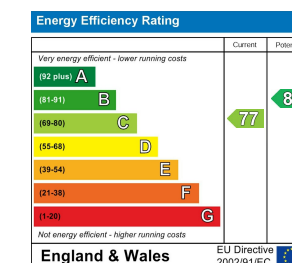
Hodson Close, Skellingthorpe,
Lincoln

House - Townhouse

4 Bedrooms, 2 Bathrooms

Offers In Excess Of £270,000

- 4 Bedroom Town House
- Village Location
- Underfloor heating to ground floor
- Detached Garage
- Master Bedroom with Ensuite
- Gas Central Heating
- No Onward Chain
- Tenure - Freehold
- Council Tax Band - C
- EPC Rating - C



Modern and well presented four bedroom town house in the popular village of Skellingthorpe. Comprising internally of an entrance hall, Kitchen/ Diner, lounge, four bedrooms and Master with en suite. Enclosed rear garden, driveway parking and detached garage. Being sold with no onward chain.

Skellingthorpe is located to the South West of Lincolns City Centre benefitting from schooling, shops and excellent road links.

Tenure - Freehold
EPC Rating - C
Council Tax Band - C

HALLWAY 10'9" x 4'0"

Tiled flooring with under floor heating, light fitting, central heating thermostat, smoke alarm, alarm panel.

CLOAKROOM 3'0" x 6'10"

Low level WC, wall mounted sink, tiled flooring with under floor heating, PVC window to front and light fitting.

KITCHEN 7'5" x 8'11"

Base and eye level units with granite work surfaces,



tiled splash back and inset Belfast sink. Rangemaster oven and 5 ring gas hob with extractor over, integrated fridge/freezer and a dishwasher. PVC window to the front, light fitting, tiled flooring with under floor heating and the mains consumer unit.

DINER

14'1" x 8'4"

Tiled flooring with under floor heating, wall and ceiling light fittings, under stairs storage cupboard and french doors leading to lounge.

LOUNGE

17'4" x 12'7"

PVC window to rear and french doors to the garden, 2 x light fittings, tiled flooring with under floor heating and flueless gas fire with wood mantle.

LANDING

10'3" x 4'0"

Carpet flooring, light fitting, smoke alarm and heating thermostat

BATHROOM

7'6" x 9'0"

Low level WC, walk in shower with bar shower, vanity wash basin and a fitted bath. spotlight lighting, radiator, partial wall tiling, tiled flooring, PVC window to the front and extractor fan to wall.

BEDROOM

7'9" x 13'6"

PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

BEDROOM

9'1" x 15'0"

PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

BEDROOM

7'10" x 10'6"

PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

LANDING

2'10" x 3'3"

Carpet flooring, light fitting, smoke alarm and heating thermostat

MASTER BEDROOM

10'4" x 20'3" to max measurements

PVC window to the front aspect, Velux window to rear, wooden floor, pendant fitting, radiator and loft access. Walk in wardrobe/boiler storage cupboard - storing Ideal Logic+ combi C30 boiler and heating controls - fitted in 2017, also with Light, power and carbon monoxide alarm.

ENSUITE

9'1" x 3'0" max measurements

Low level WC, pedestal wash basin, mains shower cubicle, tiled flooring, radiator, velux window to the front aspect, Shave socket, spot lights and extractor.

OUTSIDE

The front of the property is a walled area, driveway leading to detached garage. The rear is laid to lawn, planted borders, gravel and patio areas, with Dog kennel to rear with garden gate leading to public walkway. Power supply at side of garage for garden and light.

GARAGE

8'2" x 18'8"

Detached garage with up and over door to the front, overhead beams for storage, consumer unit, light and power. External lighting and service door to 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.





Approximate total area⁽¹⁾

115.03 m²

1238.21 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.

GIRAFFE360

Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>

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.