



Skellingthorpe Road, Lincoln

£220,000


MARTIN & CO

Skellingthorpe Road, Lincoln

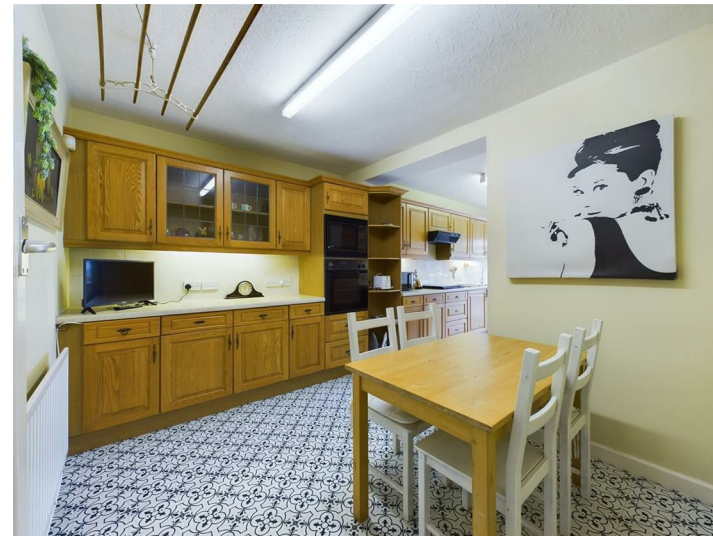
House - Semi-Detached
3 Bedrooms, 3 Bathroom

£220,000

Date Available:
Deposit:
null

- Extended Bay Fronted Home
- Generous Rear Garden
- Tandem Garage
- Car Port and Driveway Parking
- Two Reception Rooms
- Downstairs Cloakroom
- Tenure - Freehold
- Council Tax Band - B / EPC Rating - D

Extended three bedroom bay fronted semi-detached family home on Skellingthorpe Road making for easy access into the city of Lincoln. Comprising of a porch, lounge, breakfast kitchen, dining room and cloakroom with three bedrooms and a bathroom. 37ft tandem garage, spacious rear garden and driveway.



Extended three bedroom bay fronted semi-detached family home on Skellingthorpe Road making for easy access into the city of Lincoln. Comprising internally of an entrance hall with porch, lounge, breakfast kitchen, dining room and cloakroom to the ground floor with three bedrooms and a bathroom to the first floor. Externally boasting a 37ft tandem garage, spacious rear garden, car port and driveway parking for multiple vehicles.

The property is situated just off Tritton Road, to the south of Lincoln City Centre offering a wealth of amenities to include schooling, shops and parks. Public transport links run in and out of the historic Cathedral city of Lincoln.

Porch
6'8" x 1'10"
Brick and PVC construction with double door entry and glazed surround with vinyl flooring.

Entrance Hall
Carpet flooring, radiator, pendant fitting and stairs rising to the first floor.

Lounge
15'9" x 14'4" (max measurements).
PVC box bay window to the front aspect, carpet flooring, ceiling lighting, two radiators and an electric feature fire with capped gas connection.

Hallway
Vinyl flooring with fitted mat well, PVC side door, ceiling lighting, thermostatic control and an under stairs storage cupboard housing the fuse box.

Cloakroom
5'5" x 3'4"
Low level WC, vanity sink, PVC window to the side, vinyl flooring, light fitting and the wall mounted Ideal has boiler with heating and hot water controls below.

Dining Room
12'11" x 8'8"
PVC window to the rear aspect, carpet flooring, ceiling lighting and a radiator. Fireplace no longer in use.

Breakfast Kitchen
22'6" x 10'8" (max measurements).
Base and eye level units with roll edge workforces and complimentary lighting, tiled splash backs and an inset stainless steel sink and drainer. Fully fitted to include an electric oven and microwave, gas hob with extractor over, integrated dishwasher, dryer, fridge and freezer plus space and plumbing for a washing machine. PVC window and door to the rear aspect, vinyl flooring with fitted mat well, two radiators and fluorescent lighting.

Stairs / Landing
Carpet flooring, PVC side window, ceiling lighting and access to the loft via a pull down ladder. Shelved airing cupboard housing the hot water cylinder.

Bedroom
12'8" x 9'5" (max measurements).
PVC window to the front aspect, carpet flooring, ceiling and wall lighting, radiator and fitted wardrobes. Storage cupboard with shelving and a PVC window to the front.

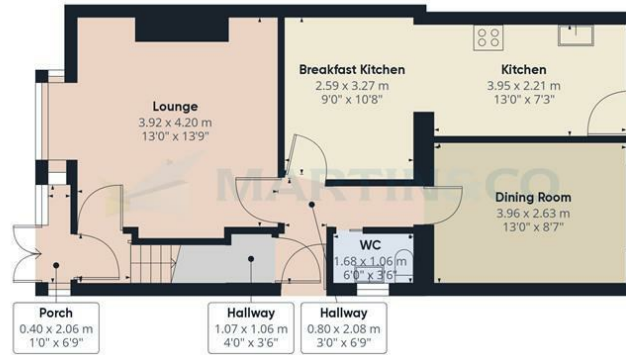
Bedroom
12'2" x 8'6"
PVC window to the rear aspect, carpet flooring, radiator, ceiling and wall lighting plus fitted wardrobes with a hand wash basin.

Bathroom
9'2" x 5'9" (max measurements).
Four piece suite comprising of a low level WC, bidet, vanity wash basin and a panel bath with shower head and hose attachment plus a Regina home spar personal whirlpool. PVC window to the side, vinyl flooring, radiator, wall heater, ceiling and wall lighting.

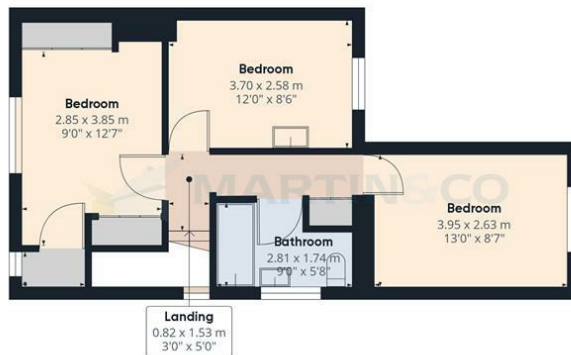


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
		65
England & Wales	EU Directive 2002/91/EC	

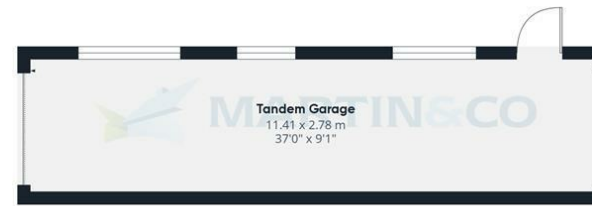
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
131.16 m²
1411.79 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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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.