



**The Dene, Skellingthorpe, Lincoln**

**Asking price £375,000**

  
**MARTIN&CO**



The Dene, Skellingthorpe, Lincoln  
Bungalow - Detached  
4 Bedrooms, 2 Bathroom  
Asking Price £375,000

- Detached Bungalow
- Village Location
- Four Bedrooms
- Primary with Ensuite
- Modern Family Bathroom
- Front and Rear Gardens
- Double Garage
- Driveway Parking
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - D



Rare opportunity to purchase this four bedroom family sized bungalow within the popular village of Skellingthorpe. This deceptively spacious home occupies a prominent and generous corner plot within The Dene. Viewings are recommended to fully appreciate all that this property has to offer. No chain.



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Comprising internally of an entrance hall with cloakroom, four good sized bedrooms, primary with ensuite, family bathroom, living and separate dining room, fitted kitchen and conservatory. Pleasant gardens to the front and rear, double garage and driveway parking.

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.

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Tenure - Freehold

Mobile (based on calls indoors) O2 EE Three Vodafone  
Broadband (estimated speeds) standard 3 mbps  
Superfast 66 mbps Ultrafast 1000 mbps  
Satellite & Cable TV Availability BT Sky Virgin

Entrance Hall  
12'5" x 5'9"  
PVC front door, part laminate and carpet flooring, three light fittings, two radiators and Satchwell thermostatic control. Storage cupboard housing ideal gas boiler and



heating/hot water controls. Storage cupboard housing hot water tank and Loft access with ladders and part boarded.

Office/Bedroom  
8'4" x 10'5"  
Laminate flooring, light fitting, radiator and PVC front window.

Cloakroom  
6'2" x 2'8"  
Low level WC, corner wash basin, PVC front window, tiled flooring, radiator and light fitting.

Kitchen  
12'5" x 13'6"  
Base and eye level units with laminated work surfaces including additional area for appliances and breakfast

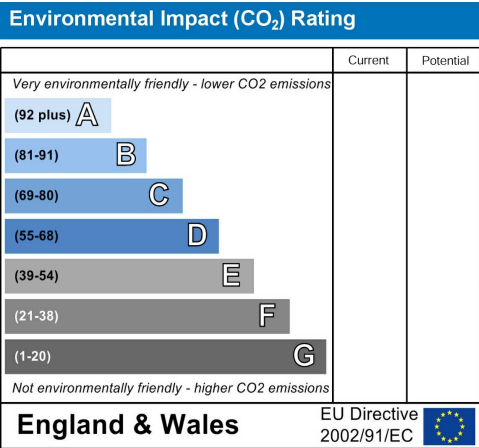
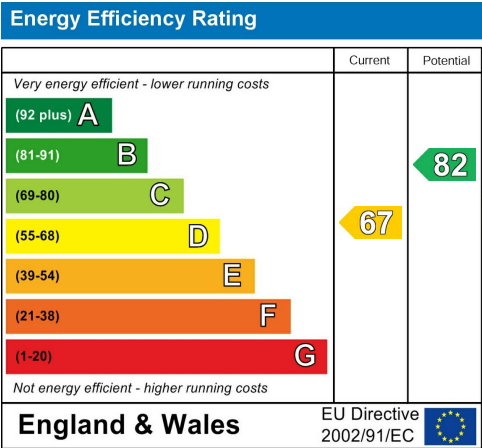
bar. Tiled splash backs and an inset composite double sink with drainer, fitted double AEG oven, Hotpoint 4 ring gas hob and Hotpoint extractor over, space and plumbing for a washing machine, dishwasher and further under counter/breakfast bar space for a fridge and freezer. PVC rear window, tiled flooring, spot lit ceiling and cupboard housing consumer unit

Lounge/Diner  
34'3" x 13'8"  
Carpet flooring, ceiling spot lights, gas fire with surround to centre of room and three radiators, dual aspect PVC windows to front and both sides. French doors leading to conservatory.

Conservatory  
5'8" x 25'10" ( max measurements)  
Part brick walls, laminate flooring, wall lighting, Baci Brazilian gas fire, electric sockets and tv point, PVC French doors leading to patio area and PVC door leading to rear garden.

Bedroom  
12'4" x 10'6"  
PVC rear window, radiator, carpet flooring and pendant light fitting.

En Suite  
8'11" x 4'2"  
Low level WC and wash basin in vanity surround with storage, single shower cubicle with sliding doors housing the mains thermostatic shower. Part tiled walls, Tiled flooring, chrome radiator, light fitting and vanity light with shaver socket.





#### Bedroom

12'7" x 9'7"

PVC front window, carpet flooring, radiator, pendant light fitting and spot lights. Built in wardrobes including side draws and dressing table with draws.

#### Bedroom

12'5" x 8'3"

PVC rear windows, carpet flooring, radiator and pendant light fitting, built in wardrobes including side draws and chest of draws.

#### Bathroom

9'1" x 7'10"

Four piece bathroom including Low level WC, wash basin with storage cupboards and a panel bath, single shower cubicle with sliding doors housing the mains thermostatic shower. Fully tiled walls, Vinyl flooring, chrome radiator, spot lit ceiling and privacy window to front.

#### Double Garage

15'4" x 17'9"

Cardale Electric double doors to front, PVC side window and PVC rear personnel door, with storage available to the pitch of the roof and water supply. Separately fused for light and power

#### Outside Space

The front offers a low maintenance garden with a path leading to front door, grass areas, trees and gravel borders. To the rear is an enclosed garden with gravel borders, grass and patio area, water supply, gated access to both sides leading to the driveway and front. Block paved driveway for multiple vehicles.

#### 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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**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.